

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>HUB PROPERTIES TRUST,</p> <p>v.</p> <p>Respondent:</p> <p>JEFFERSON COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Mr. Dan George Bridge & Associates Address: P.O. Box 280367 Lakewood, Colorado 80228 Phone Number: 303-237-6997</p>	<p>Docket Number: 41030</p>
<p>ORDER ON STIPULATION</p>	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: 042525

Category: Valuation Property Type: Commercial

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$ 5,275,000.00
Improvements	<u>\$21,100,000.00</u>
Total	\$26,375,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

The Jefferson County Assessor is directed to change his records accordingly.

DATED/MAILED this 23rd day of November, 2002.

This decision was put on the record

November 22, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach

Debra A. Baumbach

Penny S. Lowenthal
Penny S. Lowenthal



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 41030
County Schedule Numbers: 042525

STIPULATION (As To Tax Year 2002 Actual Value)

HUB Properties Trust
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

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BOARD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2002 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The improved property subject to this Stipulation is described as follows:
Office land and improvements at 3840 S. Wadsworth Blvd., Lakewood, Colorado.
2. The subject property is classified as commercial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2002 :

Land	\$ 5,371,700
Improvement	<u>\$21,486,800</u>
Total	\$26,858,500

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the property as follows:

Land	\$ 5,371,700
Improvement	<u>\$21,486,800</u>
Total	\$26,858,500

5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2001 actual value for the subject property:

Land	\$ 5,275,000
Improvement	<u>\$21,100,000</u>
Total	\$26,375,000

6. The valuation, as established above, shall be binding only with respect to tax year 2001.

7. Brief narrative as to why the reduction was made:
The adjusted value is supported by the actual income of the property and the purchase price during the data collection period.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 10, 2002 at 8:30 A.M. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

DATED this 18th day of November 2002

Don George
Petitioner(s) or Attorney

[Signature]
County Attorney for Respondent,
Board of Equalization

Address:

820 S. Ingersoll #12
Golden CO 80401
Telephone: 303-237-6997

Address:

100 Jefferson County Parkway
Golden, Colorado 80419

Telephone: _____

[Signature]
County Assessor

Address:

100 Jefferson County Parkway
Golden, Colorado 80419-2500

Telephone: 303-271-8658

Docket Number 39653
Schedule Numbers 042525