

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>LAKE FRONT LLC,</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: Elite Property Services, Inc. Address: 5025 Boardwalk Drive #300 Colorado Springs, CO 80919 Phone Number: (719) 594-6440</p>	<p>Docket Number: 41049</p>
<p align="center">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.: 424700

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	\$517,860.00
Improvements	<u>\$2,071,500.00</u>
Total	\$2,589,360.00

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/her records accordingly.

DATED/MAILED this 19th day of June, 2003.

This decision was put on the record

June 17, 2003

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

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Jackie J. Brown
Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 41049
County Schedule Number: 424700

STIPULATION (As To Tax Year 2002 Actual Value)

Lake Front LLC
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

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 property subject to this Stipulation is described as follows:
Commercial Land and improvements located at 6850 W. 52nd Avenue, Arvada, CO.
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	\$ 700,500
Improvement	\$2,802,000
Total	\$3,502,500

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

Land	\$ 700,500
Improvement	\$2,802,000
Total	\$3,502,500

5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2002 actual value for the subject property:


Land	\$ 517,860
Improvement	\$2,071,500
Total	\$2,589,360

6. The valuation, as established above, shall be binding only with respect to tax year 2002.

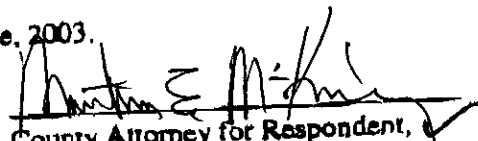
7. Brief narrative as to why the reduction was made:
The actual income and expenses support the adjusted value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 2, 2003 at 1:00 P.M. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

DATED this 13th day of June, 2003.



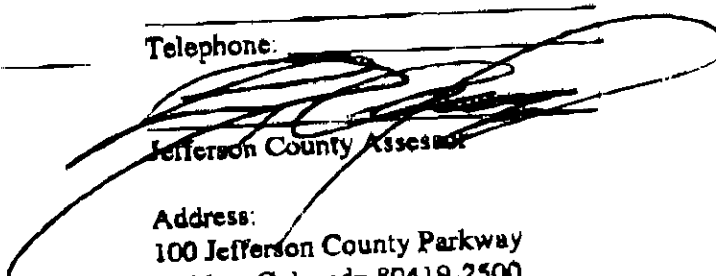
Petitioner(s) or Attorney



County Attorney for Respondent,
Board of Equalization

Elite Property Services, Inc
Property Tax Adjustment Specialist,
Inc. Subsidiary
5025 Boardwalk Drive #300
Colo Springs CO 80919

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone: _____

Jefferson County Assessor

Address:
100 Jefferson County Parkway
Golden, Colorado 80419-2500

Telephone: 303-271-8658

Docket Number 41049
Schedule Number 424700