

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>THE SECTION 14 DEVELOPMENT CO,</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: Stevens & Associates Todd J. Stevens</p> <p>Address: 8005 S. Chester St., suite 340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p>Docket Number: 41071</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.: 417607

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	\$ 3,669,400.00
Improvements	<u>\$14,677,800.00</u>
Total	\$18,347,200.00

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 16th day of August, 2003.

This decision was put on the record

August 15, 2003

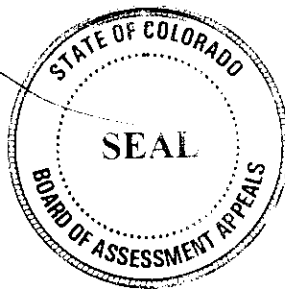
BOARD OF ASSESSMENT APPEALS

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

Jackie J. Brown
Jackie J. Brown



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 41071
County Schedule Number: ~~41388~~ (old sch# 41262D)

STIPULATION (As To Tax Year 2002 Actual Value)

The Section 14 Development Co. *
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

RECEIVED
AUG 15 11:12:37
JEFFCO BOE

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2001 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:
Best Buy Store/Shopping Center
5396 South Wadsworth Boulevard
Littleton, Colorado 80123
2. The subject property is classified as Commerical property. (what type).
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2002 :

Land	\$ <u>3,743,800</u>
Improvement	\$ <u>14,972,700</u>
Total	\$ <u>18,716,500</u>

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

Land	\$ <u>3,743,800</u>
Improvement	\$ <u>14,972,700</u>
Total	\$ <u>18,716,500</u>

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	\$ 3,669,400
Improvement	\$14,677,800
Total	\$18,347,200

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:
Old schedule #417607, which was the "Best Buy Store" was combined in December, 2002 to new schedule. There was a 2001 BAA stipulation for the store that resulted in a value reduction - \$369,300.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 5th (date) at 8:30 (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

DATED this 8th day of August, 2003.

Stevens & Associates Inc.
Petitioner(s) or Attorney

Address:
8005 S. Chester St. Suite #340
Englewood, Co. 80112

Telephone: (303) 347-1878

R. W. O'Connell
County Attorney for Respondent,
Board of Equalization

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Jefferson County Assessor

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

Telephone: (303) 271-8653

Docket Number 41071
Schedule Number 441388