

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>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: Consultus Asset Valuation Steven L Sommers</p> <p>Address: 16 Inverness Place East Bldg. A Englewood, CO 80112</p> <p>Phone Number: (303) 770-2420</p>	<p>Docket Number: 41094</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.: 202172

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	\$ 754,800.00
Improvements	<u>\$3,019,200.00</u>
Total	\$3,774,000.00

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/her records accordingly.

DATED/MAILED this 24th day of July, 2003.

This decision was put on the record

July 23, 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

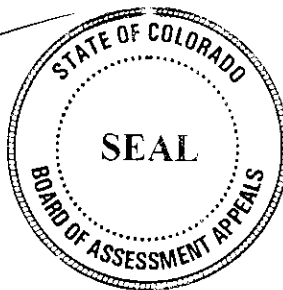
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Jackie J. Brown
Jackie J. Brown



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 41094
County Schedule Number: 202172

STIPULATION (As To Tax Year 2002 Actual Value)

Section 14 Development

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:
Garts Store
8055 West Bowles Avenue
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>830,200</u>
Improvement	\$ <u>3,320,800</u>
Total	\$ <u>4,151,000</u>

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

Land	\$ <u>830,200</u>
Improvement	\$ <u>3,332,800</u>
Total	\$ <u>4,151,000</u>

JUL 22 PM 1:09

RECEIVED

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:

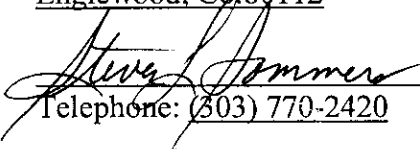
Land	\$ 754,800
Improvement	\$3,019,200
Total	<u>\$3,774,000</u>

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:
Adjusted to the 2001 BAA stipulated value - \$3,774,000
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 18th, (date) at 8:30 (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

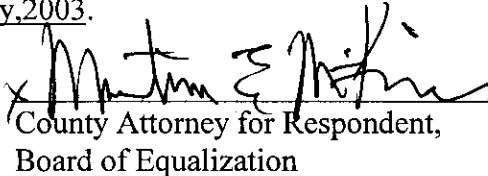
DATED this 15th day of July, 2003.

Consultus Asset Valuation
Petitioner(s) or Attorney

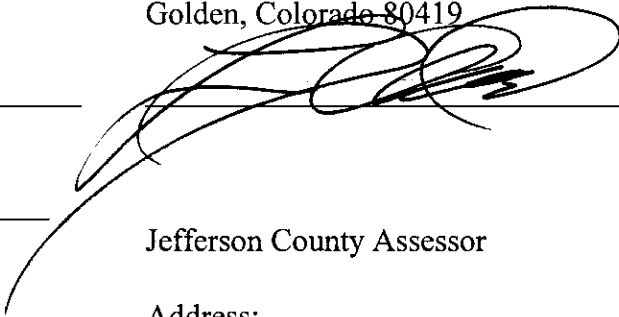
Address:
16-A Inverness Place East, Bldg. A
Englewood, Co. 80112


Telephone: (303) 770-2420

STEVEN L. Sommers


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 41094
Schedule Number 202172