

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>TOYS R US INC,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>JEFFERSON COUNTY BOARD OF COMMISSIONERS.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Stevens &amp; 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><b>Docket Number: 41143</b></p>
<p><b>ORDER ON STIPULATION</b></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.: 406702**

**Category: Refund/Abatement**                      **Property Type: Commercial**
2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$ 786,000.00
Improvements	<u>\$3,144,000.00</u>
Total	\$3,930,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

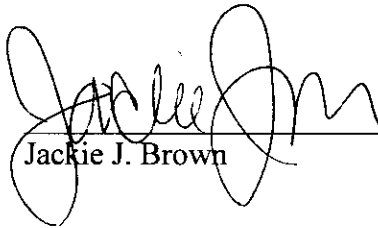
The Jefferson County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 5<sup>th</sup> day of November, 2003.

This decision was put on the record

November 4, 2003

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

  
Jackie J. Brown

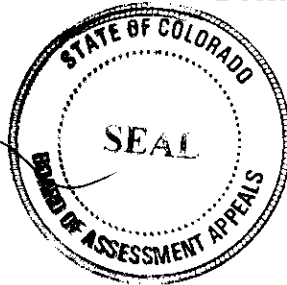
**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 41143  
County Schedule Number: 406702

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STIPULATION (As To Tax Year 2001 Actual Value)

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Toys R US Inc.  
Petitioner,

vs.

Jefferson County Board of County Commissioners  
Respondent.

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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:  
Toys R US Store  
5395 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 2001:

Land	\$ <u>865,500</u>
Improvement	\$ <u>3,461,900</u>
Total	\$ <u>4,327,400</u>
4. After a timely appeal to the Board of County Commissioners, the Board of County Commissioners valued the property as follows:

Land	\$ <u>865,500</u>
Improvement	\$ <u>3,461,900</u>
Total	\$ <u>4,327,400</u>

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

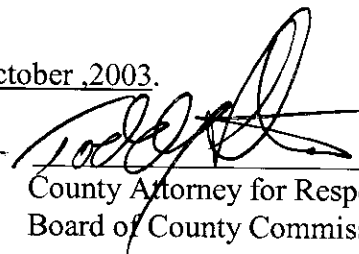
Land	\$ <u>786,000</u>
Improvement	\$ <u>3,144,000</u>
Total	\$ <u>3,930,000</u>

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:  
Subject property's rental rate was adjusted from \$11.00/sf to \$10.00/sf.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 13, 2003 (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 24<sup>th</sup> day of October, 2003.

Stevens & Associates Inc.  
Petitioner(s) or Attorney

Address:  
8005 S. Chester St.  
Suite #340  
Englewood, Colorado 80112  
Telephone: (303) 347-1878

  
County Attorney for Respondent,  
Board of County Commissioners

Address:  
100 Jefferson County Parkway  
Golden, Colorado 80419

Telephone:

  
Jefferson County Assessor

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

Telephone: 303-271-8653

Docket Number 41143  
Schedule Number 406702