

<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>WINNER PROPERTIES (CALIFORNIA) LLC,</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., #340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p><b>Docket Number: 41208</b></p>
<p align="center"><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.: 142387A**

**Category: Refund/Abatement                      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	\$ 562,960.00
Improvements	<u>\$2,251,840.00</u>
Total	\$2,814,800.00

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 28<sup>th</sup> day of November, 2003.

This decision was put on the record

November 26, 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



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STEVENS AND ASSOCIAT

PAGE 06

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**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 41208  
County Schedule Number: 142387

**STIPULATION (As To Tax Year 2002 Annual Value)**

Winner Properties (California) LLC  
Petitioner,

vs.

Jefferson County Board of County Commissioners  
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:  
8421 Sangre De Cristo Road  
AEA: Lot 1, Ken Caryl Ranch Plains Phase 1-G Subdivision, County of Jefferson,  
State of Colorado
2. The subject property is classified as industrial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2002 :

Land	\$ 743,600
Improvement	\$ 2,974,300
Total	\$ 3,717,900

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

Land	\$ 743,600
Improvement	\$ 2,974,300
Total	\$ 3,717,900

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PAGE 07

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


Land	\$ 562,960
Improvement	\$2,251,840
Total	\$2,814,800

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

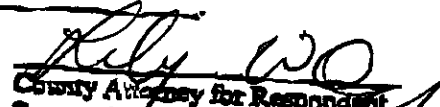
7. Brief narrative as to why the reduction was made:  
Value adjusted based on field inspection of the property, condition of the property and additional information supplied by the Petitioner's Agent.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 15, 2003 at 1:00 PM be vacated.

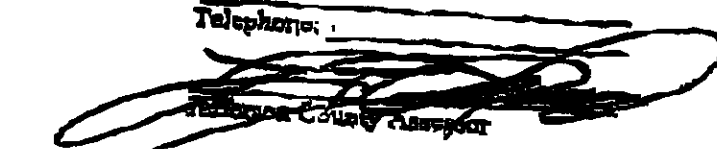
DATED this \_\_\_\_\_ day of \_\_\_\_\_

  
Petitioner(s) or Attorney

Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_

  
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: 303-271-8639

Docket Number: 41208  
Schedule Number: 142387