

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>WEINGARTEN MILLER FIEST JOINT VENTURE</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Barry J Goldstein, Esq Sterling Equities</p> <p>Address: 950 S. Cherry Street #320 Denver, CO 80246</p> <p>Phone Number: (303) 757-8865</p> <p>Attorney Reg. No.: 2218</p>	<p>Docket Number: 41855</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.: R0423512+4

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

See Attached Stipulation

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

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

DATED and MAILED this 28th day of April, 2004.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

This decision was put on the record

April 27, 2004

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



[Handwritten Signature]

Jackie J. Brown

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

**WEINGARTEN MILLER FIEST JOINT
VENTURE,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: **41855**

Schedule Nos.:
R0423512+4

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

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STIPULATION (As to Tax Year 2003 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2003 valuations of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachment to this Stipulation.
2. The subject properties are classified as Commercial property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2003.

4. Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2003 actual values of the subject properties, as also shown on Attachment A.

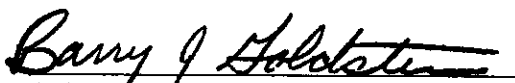
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2003.

7. Brief Narrative as to why the reductions were made:

Further review of actual market sales, income and expense information warranted an adjustment.

8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 26th day of April, 2004.



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BOARD OF EQUALIZATION
100 Third Street
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Docket Number 41855

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0423512	Land	\$490,181	\$490,181	\$490,181
R042513	Land	\$1,116,007	\$1,116,007	\$1,116,007
	Improvements	\$3,183,993	\$3,183,993	\$2,677,993
	Total	\$4,300,000	\$4,300,000	\$3,794,000
R0423515	Land	\$1,346,875	\$1,346,875	\$1,346,875
	Improvements	\$2,133,125	\$2,133,125	\$2,023,125
	Total	\$3,480,000	\$3,480,000	\$3,370,000
R0423517	Land	\$767,039	\$767,039	\$767,039
	Improvements	\$107,961	\$107,961	\$62,961
	Total	\$875,000	\$875,000	\$830,000
R0423518	Land	\$824,155	\$824,155	\$749,230