

| | |
|--|------------------------------------|
| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>HIGHLANDS RANCH BROADWAY/WESTWOOD FINANCIAL,</p> <p>v.</p> <p>Respondent:</p> <p>ADAMS COUNTY BOARD OF EQUALIZATION.</p> | |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Todd J. Stevens Stevens & Associates, Inc.</p> <p>Address: 640 Plaza Drive, Suite 290 Littleton, CO 80219</p> <p>Phone Number: 303.347.1878</p> | <p>Docket Number: 41903</p> |
| <p>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.: R0123599+1

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:

[PLEASE REFERENCE 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 Adams County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 2nd day of May, 2005.

This decision was put on the record

April 29, 2005

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

Keela K. Steele
Keela K. Steele



Mar 31 05 05:18p

Frank B Finger PC

3036746884

| | |
|--|---|
| BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203 | |
| Petitioner(s): HIGHLANDS RANCH BROADWAY/WESTWOOD FINANCIAL, Respondent: ADAMS COUNTY BOARD OF EQUALIZATION. | <p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: 41903 Multiple County Schedule Numbers: (As set forth in the attached) |
| JAMES D. ROBINSON, #5899 ADAMS COUNTY ATTORNEY Jennifer Wascak Leslie, #29457 Assistant County Attorney 450 South 4 th Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114 | <p style="text-align: right; font-size: small;">COPIED 11/2/06</p> |
| STIPULATION (As to Tax Year 2003 Actual Value) | |

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003 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 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 properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2003.
4. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2003 actual values of the subject properties, as shown on Attachment A.

446948:050456


Mar 31 05 05:18P : Frank & Finger PC

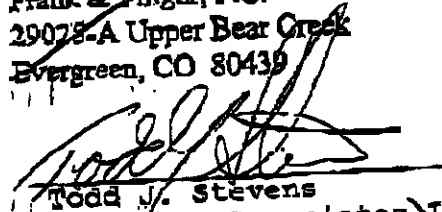
5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2003.

6. Brief narrative as to why the reductions were made: reduction to market value.


7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 28, 2005 at the hour of 8:30 a.m. be vacated.

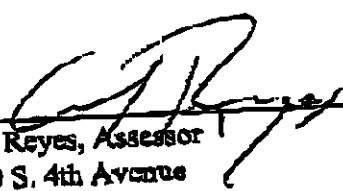
Dated this _____ day of _____, 2005.


Mark Gerganoff
Frank & Finger, P.C.
29075-A Upper Bear Creek
Evergreen, CO 80439


Todd J. Stevens
Stevens & Associates Inc.
640 Plaza Dr. Suite 290
Littleton, CO 80129

Docket Number: 41903


Jennifer Wascak Leslie, #29457
Assistant County Attorney for Respondent
450 S. 4th Avenue
Brighton, CO 80601
Telephone: 303-654-6116


Gil Reyes, Assessor
450 S. 4th Avenue
Brighton, CO 80601
Telephone: 303-654-6038

446948:050436

Mar 31 05 05:18p

Frank & Finger PC

ATTACHMENT A

Parcel Number:

156918101013

Old Value:

| | | |
|---------------|----|-----------|
| Land: | \$ | 189,061 |
| Improvements: | \$ | 2,654,244 |
| Total: | \$ | 2,843,305 |

New Value:

| | | |
|---------------|----|-----------|
| Land: | \$ | 189,061 |
| Improvements: | \$ | 2,010,941 |
| Total: | \$ | 2,200,002 |

Parcel Number:

156918101010

Old Value:

| | | |
|---------------|----|-----------|
| Land: | \$ | 190,328 |
| Improvements: | \$ | 2,136,009 |
| Total: | \$ | 2,326,337 |

New Value:

| | | |
|---------------|----|-----------|
| Land: | \$ | 190,328 |
| Improvements: | \$ | 1,609,670 |
| Total: | \$ | 1,799,998 |

446648-050436