

<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>ACADEMY COURT LLC,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Kenneth S. Kramer, Esq. Berenbaum, Weinshienk &amp; Eason, P.C.</p> <p>Address: 370 17<sup>th</sup> Street, Suite 4800 Denver, CO 80202</p> <p>Phone Number: 303-825-0800</p> <p>Attorney Reg. No.: 16929</p> <p>E-Mail: <a href="mailto:kskramer@bw-legal.com">kskramer@bw-legal.com</a></p>	<p><b>Docket Number: 42724</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.: 424867**

**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:

Land	\$600,000.00
Improvements	<u>\$2,400,000.00</u>
Total	\$3,000,000.00

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

**DATED/MAILED** this 31<sup>st</sup> day of January, 2004.

This decision was put on the record

January 30, 2004

**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

Mary J. Helfer  
Mary J. Helfer



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 42724  
County Schedule Number: 424867

STIPULATION (As To Tax Year 2003 Actual Value)

Academy Court LLC  
Petitioner,

vs.

Jefferson County Board of Equalization,  
Respondent.

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STATE OF COLORADO

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 property subject to this Stipulation is described as follows:  
7180 West Hampden Avenue, Lakewood, CO 80227
2. The subject property is classified as commercial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003 :

Land	\$ 646,200
Improvement	<u>\$2,585,000</u>
Total	\$3,231,200

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

Land	\$ 646,200
Improvement	<u>\$2,585,000</u>
Total	\$3,231,200


5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$ 600,000
Improvement	<u>\$2,400,000</u>
Total	\$3,000,000

- 6. The valuation, as established above, shall be binding only with respect to tax year 2003.
- 7. Brief narrative as to why the reduction was made:  
Consideration given to actual income and expense information provided by the agent.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 18, 2004 at 1:00 p.m. be vacated.

DATED this 27th day of January, 2004.

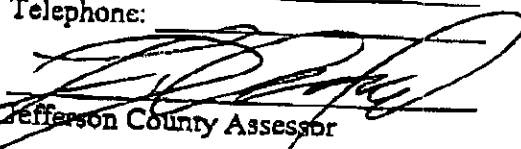
  
 \_\_\_\_\_  
 Petitioner(s) or Attorney

  
 \_\_\_\_\_  
 County Attorney for Respondent,  
 Board of Equalization

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Denver CO 80111

Address:  
 100 Jefferson County Parkway  
 Golden, Colorado 80419

Telephone: 303 825-0800

Telephone: \_\_\_\_\_  
  
 \_\_\_\_\_  
 Jefferson County Assessor

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

Docket Number 42724  
 Schedule Number 424867

Telephone: 303-271-8639