

<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>VILLAGER SQUARE 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: Licht &amp; Company Address: 250 Bryant Street Denver, CO 80219-1637 Phone Number: (303) 575-9306</p>	<p><b>Docket Number: 42877</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.: 082471+2**

**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	\$ 277,400.00
Improvements	<u>\$1,109,700.00</u>
Total	\$1,387,100.00

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 30<sup>th</sup> day of April, 2004.

This decision was put on the record

April 29, 2004

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

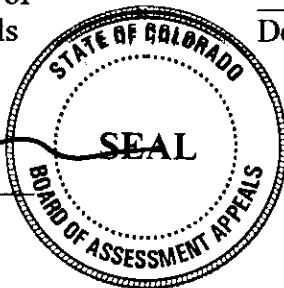
Karen E. Hart

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

*Jackie J. Brown*  
Jackie J. Brown



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 42877

County Schedule Number: 082472, 082471, 082474

STIPULATION (As To Tax Year 2003 Actual Value)

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Villager Square LLC

Petitioner,

vs.

Jefferson County Board of Equalization,  
Respondent.

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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:  
Villager Square Shopping Center  
9032 West Ken Caryl Avenue  
Littleton, Colorado 80128
2. The subject property is classified as Commerical property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003 :

Land	\$ <u>310,900</u>
Improvement	\$ <u>1,243,400</u>
Total	\$ <u>1,554,300</u>

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

Land	\$ <u>310,900</u>
Improvement	\$ <u>1,243,400</u>
Total	\$ <u>1,554,300</u>

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JEFFERSON COUNTY, COLORADO

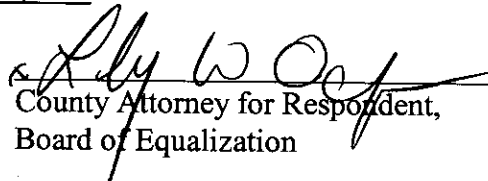
5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$ <u>277,400</u>
Improvement	\$ <u>1,109,700</u>
Total	\$ <u>1,387,100</u>

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: Changed capitalization rate for subject property from 10.50% to 12.00%. Due to this stipulation, schedule # 082471 + schedule # 082474 will be withdrawn.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 20, 2004 (date) at 1:00 (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

DATED this 21st day of April, 2004.

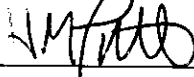
Licht & Company  
Petitioner(s) or Attorney

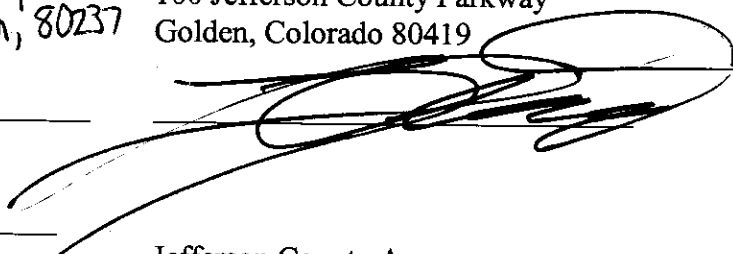
  
County Attorney for Respondent,  
Board of Equalization

Address:  
~~250 Bryant Street~~ 9101 E. Kenyon #3909  
~~Denver, Colorado 80219~~ Denver, 80237

Address:  
100 Jefferson County Parkway  
Golden, Colorado 80419

Telephone: (303) 575-9306



  
Jefferson County Assessor

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

Docket Number 42877,  
Schedule Number 082472, 082471, 082474

Telephone: (303) 271-8653