

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>BELMAR PLAZA CONDOS LLC,</p> <p>v.</p> <p>Respondent:</p> <p>JEFFERSON COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Licht & Company Address: 9101 E. Kenyon Ave., Suite 3900 Denver, CO 80237 Phone Number: 303-575-9306</p>	<p>Docket Number: 42880</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.: 054278

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	\$524,000.00
Improvements	<u>\$2,096,000.00</u>
Total	\$2,620,000.00

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 2nd day of July, 2004.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

July 1, 2004

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. Helmer
Mary J. Helmer



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 42880
County Schedule Number: 054278

STIPULATION (As To Tax Year 2003 Actual Value)

Petitioner, **Belmar Plaza Condos, LLC**

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:
A commercial property, located at 215 South Wadsworth Boulevard, Lakewood, Colorado
2. The subject property is classified as an office/commercial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$ <u>570,100</u>
Improvement	\$ <u>2,280,400</u>
Total	\$ <u>2,850,500</u>

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

Land	\$ <u>570,100</u>
Improvement	\$ <u>2,280,400</u>
Total	\$ <u>2,850,500</u>

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>524,000</u>
Improvement	\$ <u>2,096,000</u>
Total	\$ <u>2,620,000</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:
The building's uses were reexamined after floor plans were submitted by the owner for the subsequent condominium project. The uses and their respective areas were corrected for 2003 and the value declined to the stipulated amount.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 22, 2004, at 1:00 p.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

DATED this 18th day of June 2004.

[Signature]
Petitioner(s) or Attorney

[Signature]
County Attorney for Respondent,
Board of Equalization

Address:
9101 E kanyon Ave.
Ste 3900
Denver, CO 80237
Telephone: 303/575-9306

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone: _____
[Signature]
Lou D. Aurio, Deputy Assessor
Jefferson County Assessor's Office

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

Docket Number: 42880
Schedule Number: 054278

Telephone: 303-271-8639