

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>44th AND WADSWORTH LIMITED LIABILITY CO.,</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: Howard M. Licht Licht & Company, Inc.</p> <p>Address: 9101 E. Kenyon Ave., Ste. 3900 Denver, CO 80237</p> <p>Phone Number: 303.575.9306</p>	<p>Docket Number: 42882</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.: 024607 and 143773

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 STIPULATIONS]

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 15th day of November, 2004.

This decision was put on the record

November 12, 2004

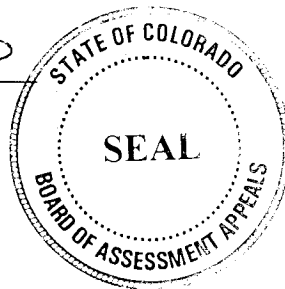
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

BOARD OF ASSESSMENT APPEALS

Karen E. Hart
Karen E. Hart

Debra A. Baumbach
Debra A. Baumbach

Keela K. Steele
Keela K. Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 42882

County Schedule Number: 024607

STIPULATION (As To Tax Year 2003 Actual Value)

44th and Wadsworth Limited Liability Co.

Petitioner,

vs.

Jefferson County Board of Equalization,

Respondent.

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.

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BOARD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as follows:
Times Square Shopping Center
4184 Wadsworth Boulevard
Wheat Ridge, Colorado 80033
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	\$	<u>748,700</u>
Improvement	\$	<u>2,994,800</u>
Total	\$	<u>3,743,500</u>

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

Land	\$	<u>748,700</u>
Improvement	\$	<u>2,994,800</u>
Total	\$	<u>3,743,500</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>680,000</u>
Improvement	\$ <u>2,720,000</u>
Total	\$ <u>3,400,000</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: Adjusted vacancy and capitalization rate for subject property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on (date) at (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

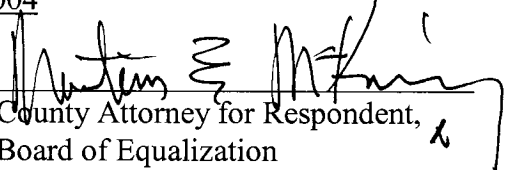
DATED this 3rd November, 2004

Licht & Company
Petitioner(s) or Attorney



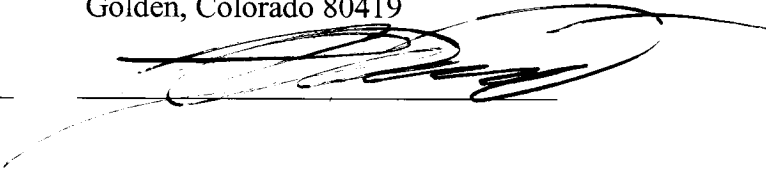
Address:
9101 E. Kenyon Avenue
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Telephone: (303) 575-9306



County Attorney for Respondent,
Board of Equalization

Address:
100 Jefferson County Parkway
Golden, Colorado 80419



Jefferson County Assessor

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

Telephone: (303) 271-8653

Docket Number 42882
Schedule Number 024607

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 42882
County Schedule Number: 143773

STIPULATION (As To Tax Year 2003 Actual Value)

44th and Wadsworth Limited Liability Co.
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

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:
Pizza Hut Restaurant
4202 Wadsworth Boulevard
Wheat Ridge, Colorado 80033
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>55,800</u>
Improvement	\$	<u>223,100</u>
Total	\$	<u>278,900</u>

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

Land	\$	<u>55,800</u>
Improvement	\$	<u>223,100</u>
Total	\$	<u>278,900</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>\$ 50,000</u>
Improvement	<u>\$ 200,000</u>
Total	<u>\$ 250,000</u>

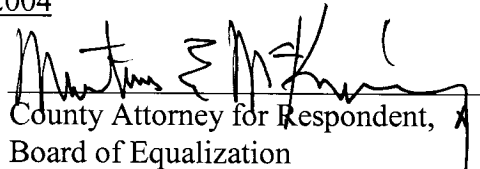
6. The valuation, as established above, shall be binding only with respect to tax year 2003.
7. Brief narrative as to why the reduction was made: Vacancy adjustment.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on (date) at (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals x (check if appropriate).

DATED this 3rd November, 2004

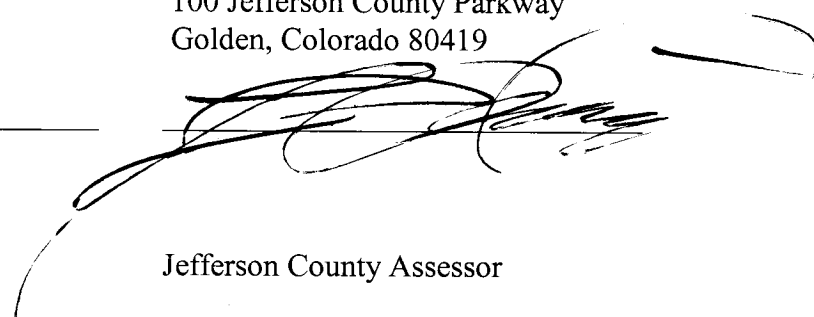
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Docket Number 42882
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