

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CHURCH RANCH BUSINESS CENTER 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: 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: 43141</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.: 427120+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 Jefferson County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 25th day of February, 2005.

This decision was put on the record

February 24, 2005

BOARD OF ASSESSMENT APPEALS

Karen E Hart

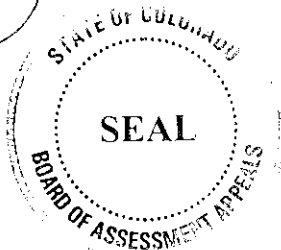
Karen E. Hart

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



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 43141
County Schedule Numbers: 427120 and 427121

STIPULATION (As To Tax Year 2003 Actual Value)

CHURCH RANCH BUSINESS CENTER LLC
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:
7575 W. 103rd Avenue and 7579 W. 103rd Avenue, Westminster, CO 80021
2. The subject property is classified as industrial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003 :

	Schedule 427120	Schedule 427121
Land	\$1,007,600	\$1,272,900
Improvement	<u>\$4,030,300</u>	<u>\$5,091,500</u>
Total	\$5,037,900	\$6,364,400

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

	Schedule 427120	Schedule 427121
Land	\$1,007,600	\$1,272,900
Improvement	<u>\$4,030,300</u>	<u>\$5,091,500</u>
Total	\$5,037,900	\$6,364,400

- 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:

	Schedule 427120	Schedule 427121
Land	\$ 871,960	\$1,101,540
Improvement	\$3,487,840	\$4,406,160 BLF
Total	\$4,359,800	\$5,507,700

- 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 the actual income and expense information provided by the owners agent.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 15, 2005 at 1:00 PM be vacated.

DATED this 18th day of February, 2005

HM [Signature]
 Petitioner(s) or Attorney
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 Licht & Co, Inc.
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 #3900
 Denver, Co 80231
 Telephone: 303-575-9306

[Signature]
 County Attorney for Respondent,
 Board of Equalization

Address:
 100 Jefferson County Parkway
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Telephone:

[Signature]
 Jefferson County Assessor

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

Telephone: 303-271-8639

Docket Number 43141
 Schedule Numbers 427120 and 427121