

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>PIONEER HERITAGE PROPERTIES 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: Larry R. Martinez, Esq. Berenbaum, Weinshienk & Eason, P.C.</p> <p>Address: 370 17th Street, Suite 4800 Denver, CO 80202</p> <p>Phone Number: 303.825.0800</p>	<p>Docket Number: 43155</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.: 416953

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:	\$ 430,000.00
Improvements:	<u>\$1,720,200.00</u>
Total:	\$2,150,300.00

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

DATED/MAILED this 7th day of March, 2005.

This decision was put on the record

March 4, 2005

BOARD OF ASSESSMENT APPEALS

Karen E Hart

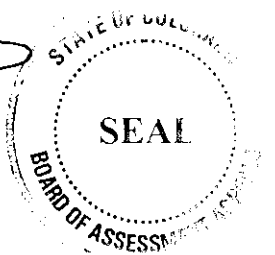
Karen E. Hart

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
Keela K. Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 43155
County Schedule Number: 416953

STIPULATION (As To Tax Year 2003 Actual Value)

Pioneer Heritage Properties, LLC
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

OS MAR-02 AM 11:56
BOARD OF ASSESSMENT APPEALS

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:
Retail land and building located at 160 Wadsworth Blvd., Lakewood, Colorado.
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	\$ 456,900
Improvement	<u>\$1,827,800</u>
Total	\$2,284,700

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

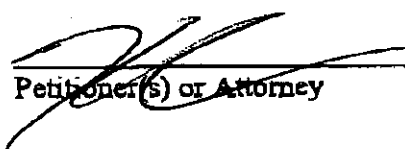
Land	\$ 456,900
Improvement	<u>\$1,827,800</u>
Total	\$2,284,700

- 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:

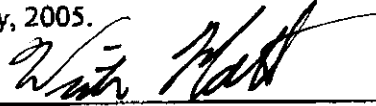
Land	\$ 430,100
Improvement	\$1,720,200
Total	\$2,150,300

- 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 value was adjusted to market value.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 14, 2005 at 3:00 P.M. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

DATED this 16th day of February, 2005.



 Petitioner(s) or Attorney



 County Attorney for Respondent,
 Board of Equalization

Address: _____

Address:
 100 Jefferson County Parkway
 Golden, Colorado 80419

Telephone: _____

Telephone: _____


 Jefferson County Assessor

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

Docket Number 43155

Telephone: 303-271-8658

Schedule Number 416953