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| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>WASHINGTON BUSINESS PARK PROPERTY LLC,</p> <p>v.</p> <p>Respondent:</p> <p>ADAMS COUNTY BOARD OF COMMISSIONERS.</p> | |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Daniel R. Bartholomew Attorney & Counselor at Law</p> <p>Address: 2121 S. Oneida St., Ste. 600 Denver, CO 80224</p> <p>Phone Number: 303.757.1799</p> <p>Attorney Reg. No.: 16772</p> | <p>Docket Number: 43474</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.: 1825-11-3-13-001

Category: Refund / Abatement Property Type: Commercial
2. Petitioner is protesting the 2001 and 2002 actual value of the subject property.

3. The parties agreed that the 2001 and 2002 actual value of the subject property should be reduced to:

| | |
|---------------|-----------------------|
| Land: | \$ 302,262.00 |
| Improvements: | <u>\$1,021,738.00</u> |
| Total: | \$1,324,000.00 |

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 and 2002 actual value of the subject property, as set forth above.

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

DATED/MAILED this 17th day of April, 2005.

This decision was put on the record

April 15, 2005

BOARD OF ASSESSMENT APPEALS

Karen E Hart

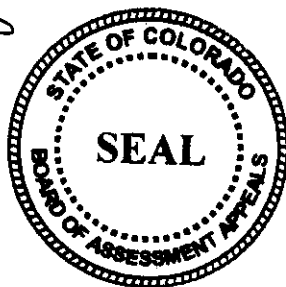
Karen E. Hart

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



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| BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203 | <div style="text-align: center;"> <p>RECEIVED</p> <p>05 APR 14 PM 1:01</p> <p>STATE OF COLORADO BOARD OF ASSESSMENT APPEALS</p> <p>▲ COURT USE ONLY ▲</p> <hr/> <p>Docket Number: 43474 County Schedule Number: 0182511313001</p> </div> |
| Petitioner: WASHINGTON BUSINESS PARK PROPERTY LLC, Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS. | |
| JAMES D. ROBINSON, #5899 ADAMS COUNTY ATTORNEY Jennifer Wascak Leslie, #29457 Assistant County Attorney 450 S. 4 th Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114 | |
| STIPULATION (As to Abatement/Refund for Tax Year 2001/2002) | |

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2001/2002 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:
 5650 Washington Street, Denver, Adams County, 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 2001/2002:

| | | |
|--------------|----|-----------|
| Land | \$ | 302,262 |
| Improvements | \$ | 1,453,378 |
| Total | \$ | 1,755,640 |

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

| | | |
|--------------|----|-----------|
| Land | \$ | 302,262 |
| Improvements | \$ | 1,453,378 |
| Total | \$ | 1,755,640 |

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax year 2001/2002 for the subject property:


| | | |
|--------------|----|-----------|
| Land | \$ | 302,262 |
| Improvements | \$ | 1,021,738 |
| Total | \$ | 1,324,000 |

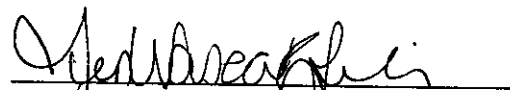
6. The valuation, as established above, shall be binding only with respect to tax year 2001/2002.


7. Brief narrative as to why the reduction was made: reduction to market value. Actual lease supports a adjustment in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 25, 2005 at 8:30, a.m. be vacated.

DATED this 12th day of April, 2005.


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