

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>44<sup>TH</sup> AND WADSWORTH LIMITED LIABILITY COMPANY,</b>  v.  Respondent:  <b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner:  Name:                   Howard M. Licht Licht & Company, Inc. Address:               9101 E. Kenyon Ave., Ste. 3900 Denver, CO 80237 Phone Number:       303.575.9306	<b>Docket Number: 44458</b>
<b>ORDER ON STIPULATION</b>	

**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+1**  
  
**Category: Valuation           Property Type: Commercial**
2. Petitioner is protesting the 2004 actual value of the subject property.

3. The parties agreed that the 2004 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 2004 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 25<sup>th</sup> day of February, 2005.

This decision was put on the record

February 24, 2005

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

**BOARD OF ASSESSMENT APPEALS**

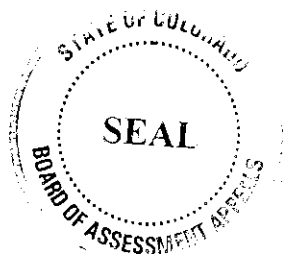
*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

*Keela K. Steele*  
Keela K. Steele



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 44458  
County Schedule Number: 024607

---

STIPULATION (As To Tax Year 2004 Actual Value)

---

44<sup>th</sup> and Wadsworth, Limited Liability Company  
Petitioner,

vs.

Jefferson County Board of Equalization,  
Respondent.

---

Petitioner and Respondent hereby enter into this Stipulation regarding the tax-year 2004 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as follows:  
A commercial building located at 4184 Wadsworth Boulevard in Lakewood, Colorado
2. The subject property is classified as a neighborhood retail property.
3. The County Assessor originally assigned the following actual value to the subject property for tax-year 2004:

Land	\$ 748,700
Improvement	\$ <u>2,994,800</u>
Total	\$ 3,743,500

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

Land	\$ 748,700
Improvement	\$ <u>2,994,800</u>
Total	\$ 3,743,500

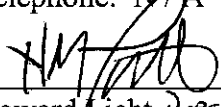
5. After further review and negotiation, Petitioner and Board of Equalization agree to the following tax-year 2004 actual value for the subject property:

Land	\$ 680,000
Improvement	<u>\$ 2,720,000</u>
Total	\$ 3,400,000

6. The valuation, as established above, shall be binding only with respect to tax-year 2004.
7. Brief narrative as to why the reduction was made:  
The 2003 property value was previously stipulated at \$3,400,000. No physical changes to the property were made between January 2003 and 2004, indicating the property values need to be the same. This stipulation facilitates this change.
8. Both parties agree that the petition before the Board of Assessment Appeals be vacated and no hearing scheduled.

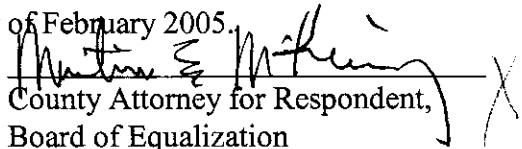
DATED this 10th day of February 2005.

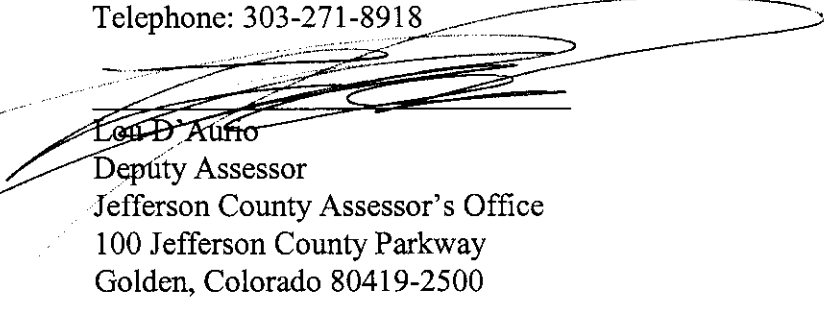
\_\_\_\_\_  
Petitioner and Property Tax Agent  
44<sup>th</sup> and Wadsworth, LLC  
9440 Santa Monica Blvd., #706  
Beverly Hills, CA 90210  
Telephone: N/A

  
\_\_\_\_\_  
Howard Licht, President  
Licht and Company, Inc.  
9101 E. Kenyon Avenue  
Suite 3900  
Denver, CO 80237

Telephone: 303-575-9307

Docket Number: 44458  
Schedule Number: 024607

  
\_\_\_\_\_  
County Attorney for Respondent,  
Board of Equalization  
100 Jefferson County Parkway  
Golden, Colorado 80419  
Telephone: 303-271-8918

  
\_\_\_\_\_  
Len D'Aurio  
Deputy Assessor  
Jefferson County Assessor's Office  
100 Jefferson County Parkway  
Golden, Colorado 80419-2500

Telephone: 303-271-8639

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 44458  
County Schedule Number: 143773

---

STIPULATION (As To Tax Year 2004 Actual Value)

---

44<sup>th</sup> and Wadsworth, Limited Liability Company  
Petitioner,

vs.

Jefferson County Board of Equalization,  
Respondent.

---

Petitioner and Respondent hereby enter into this Stipulation regarding the tax-year 2004 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as follows:  
A commercial building located at 4202 Wadsworth Boulevard in Lakewood, Colorado
2. The subject property is classified as a neighborhood retail property.
3. The County Assessor originally assigned the following actual value to the subject property for tax-year 2004:

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

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

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

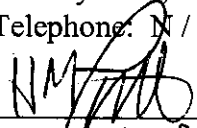
5. After further review and negotiation, Petitioner and Board of Equalization agree to the following tax-year 2004 actual value for the subject property:

Land	\$ 50,000
Improvement	<u>\$ 200,000</u>
Total	\$ 250,000

6. The valuation, as established above, shall be binding only with respect to tax-year 2004.
7. Brief narrative as to why the reduction was made:  
The 2003 property value was previously stipulated at \$250,000. No physical changes to the property were made between January 2003 and 2004, indicating the property values need to be the same. This stipulation facilitates this change.
8. Both parties agree that the petition before the Board of Assessment Appeals be vacated and no hearing scheduled.

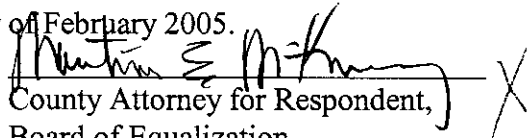
DATED this 10th day of February 2005.

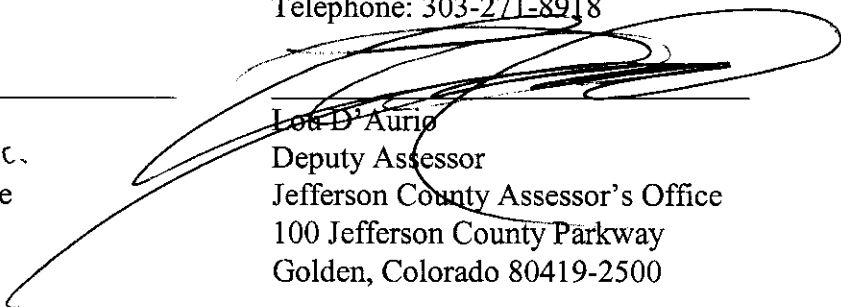
\_\_\_\_\_  
Petitioner and Property Tax Agent  
44<sup>th</sup> and Wadsworth, LLC  
9440 Santa Monica Blvd., #706  
Beverly Hills, CA 90210  
Telephone: N/A

  
\_\_\_\_\_  
Howard Licht, President  
Licht and Company, L.P.C.  
9101 E. Kenyon Avenue  
Suite 3900  
Denver, CO 80237

Telephone: 303-575-9307

Docket Number: 44458  
Schedule Number: 143773

  
\_\_\_\_\_  
County Attorney for Respondent,  
Board of Equalization  
100 Jefferson County Parkway  
Golden, Colorado 80419  
Telephone: 303-271-8918

  
\_\_\_\_\_  
Lou D' Aurio  
Deputy Assessor  
Jefferson County Assessor's Office  
100 Jefferson County Parkway  
Golden, Colorado 80419-2500

Telephone: 303-271-8639