

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>WEST SIXTH AVENUE 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: Licht & Company Address: 250 Bryant Street Denver, CO 80223 Phone Number: (303) 575-9305</p>	<p>Docket Number: 41035</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.: 110235

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2002 actual value of the subject property.

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

Land	\$ 960,000.00
Improvements	<u>\$3,840,000.00</u>
Total	\$4,800,000.00

4. The Board concurs with the Stipulation.

ORDER:

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

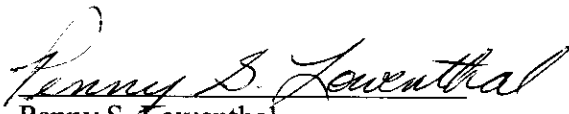
The Jefferson County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 4th day of June, 2003.

This decision was put on the record

June 3, 2003

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


Penny S. Lowenthal

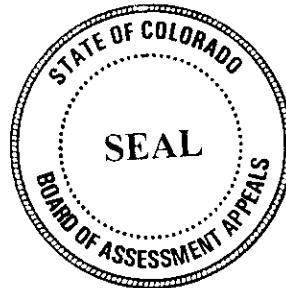
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 41035
County Schedule Number: 110235

STIPULATION (As To Tax Year 2002 Actual Value)

West Sixth Avenue LLC
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 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 follows:
Retail Building
11111 West 6th Avenue
Lakewood, Co. 80215
2. The subject property is classified as Commerical property. (what type).
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2002 :

Land	<u>\$1,003,500</u>
Improvement	<u>\$4,013,900</u>
Total	<u>\$5,017,400</u>

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

Land	<u>\$1,003,500</u>
Improvement	<u>\$4,013,900</u>
Total	<u>\$5,017,400</u>

5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2002 actual value for the subject property:

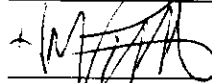
Land	<u>\$ 960,000</u>
Improvement	<u>\$3,840,000</u>
Total	<u>\$4,800,000</u>

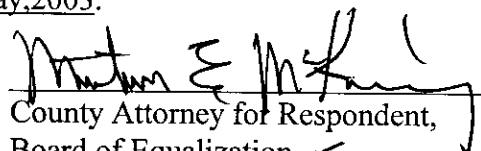
6. The valuation, as established above, shall be binding only with respect to tax year 2002.
7. Brief narrative as to why the reduction was made:
2002 value same as the 2001 BAA stipulation.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 1, 2003 (date) at 1:00 (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

DATED this 22 nd day of May, 2003.

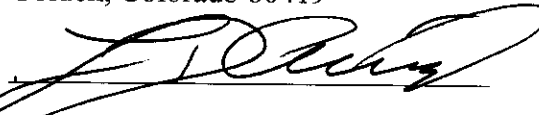
Licht & Company, Inc.
Petitioner(s) or Attorney

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Board of Equalization

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Golden, Colorado 80419



Jefferson County Assessor

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Golden, Colorado 80419-2500

Telephone: (303) 271-8653

Docket Number 41035
Schedule Number 110235