

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>TCS 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: Property Tax Advisors Inc Beldon Wright</p> <p>Address: 3090 S. Jamaica Ct, #204 Aurora, CO 80014</p> <p>Phone Number: (303) 368-0500</p>	<p>Docket Number: 41042</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.: 051244

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	\$120,000.00
Improvements	<u>\$480,000.00</u>
Total	\$600,000.00

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.

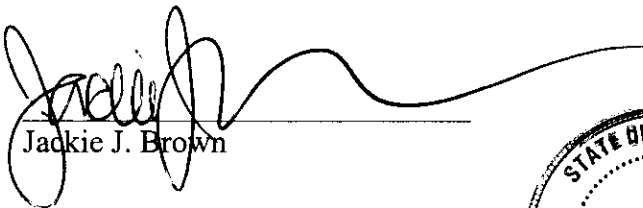
The Jefferson County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 1st day of July, 2003.

This decision was put on the record


June 30, 2003

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




Jackie J. Brown

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 41042
County Schedule Number: 051244

STIPULATION (As To Tax Year 2002 Actual Value)

TCS Properties 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:
Budget Car Sales
8125 West Colfax 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>\$127,800</u>
Improvement	<u>\$511,100</u>
Total	<u>\$638,900</u>

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

Land	<u>\$127,800</u>
Improvement	<u>\$511,100</u>
Total	<u>\$638,900</u>

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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>\$120,000</u>
Improvement	<u>\$480,000</u>
Total	<u>\$600,000</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:
Adjusted to market value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 16, 2003 (date) at 10:30 (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

DATED this 25th day of June, 2003.

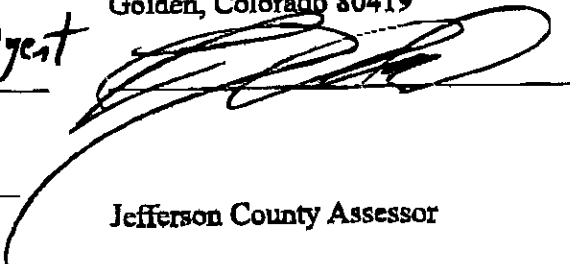
Property Tax Advisors Inc.
Petitioner(s) or Attorney


County Attorney for Respondent,
Board of Equalization

Address:
3090 S. Jamaica Ct. #204
Aurora, Co. 80014

Address:
100 Jefferson County Parkway
Golden, Colorado 80419


Telephone: (303) 368-0500



Jefferson County Assessor

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

Docket Number 41042
Schedule Number 051244

Telephone: (303) 271-8653