

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

SECTION 14 DEVELOPMENT CO,

v.

Respondent:

**JEFFERSON COUNTY BOARD OF
EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

Docket Number: 41082

Name: Stevens & Associates
Todd J. Stevens
Address: 8005 S. Chester St., #340
Englewood, CO 80112
Phone Number: (303) 347-1878

AMENDMENT TO ORDER (On Stipulation)

THE BOARD OF ASSESSMENT APPEALS hereby amends its 2003 Order in the above-captioned appeal to reflect that the improvement value should be corrected to \$2,720,000.00.

In all other respects, the October 16, 2003 Order shall remain in full force and effect.

DATED/MAILED this 24th day of October 2003.

This amendment was put on the record

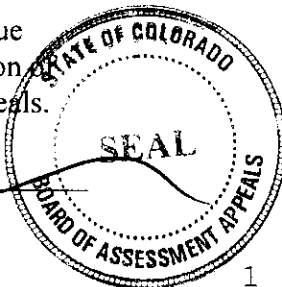
October 23, 2003

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.

Jackie J. Brown
Jackie J. Brown
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Debra A. Baumbach
Debra A. Baumbach

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>THE SECTION 14 DEVELOPMENT CO.,</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: Stevens & Associates Todd J. Stevens</p> <p>Address: 8005 S. Chester St., #340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p>Docket Number: 41082</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.: 421219

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	\$ 680,000.00
Improvements	<u>\$2,270,000.00</u>
Total	\$3,400,000.00

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 16th day of October, 2003.

This decision was put on the record

October 15, 2003

BOARD OF ASSESSMENT APPEALS

Karen E Hart

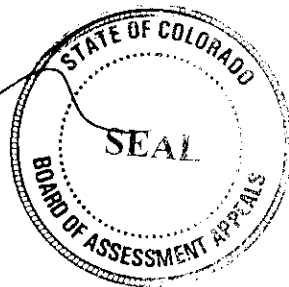
Karen E. Hart

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

Jackie J. Brown
Jackie J. Brown



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 41082
County Schedule Number: 421219

STIPULATION (As To Tax Year 2002 Actual Value)

The Section 14 Development Co.
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:
"Baby Superstore"
5142 South Wadsworth Boulevard
Littleton, Colorado 80123
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>792,900</u>
Improvement	\$ <u>3,171,400</u>
Total	\$ <u>3,964,300</u>

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

Land	\$ <u>792,900</u>
Improvement	\$ <u>3,171,400</u>
Total	\$ <u>3,964,300</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>\$ 680,000</u>
Improvement	<u>\$2,720,000</u>
Total	<u>\$3,400,000</u>

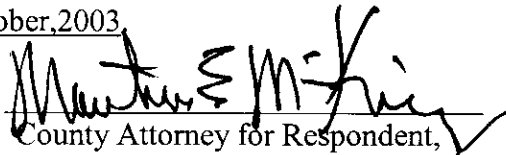
6. The valuation, as established above, shall be binding only with respect to tax year 2002.
7. Brief narrative as to why the reduction was made:
Adjusted to the 2001 BAA stipulated value - \$3,400,000.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 30, 2003 (date) at 8:30 (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

DATED this 7th day of October, 2003.

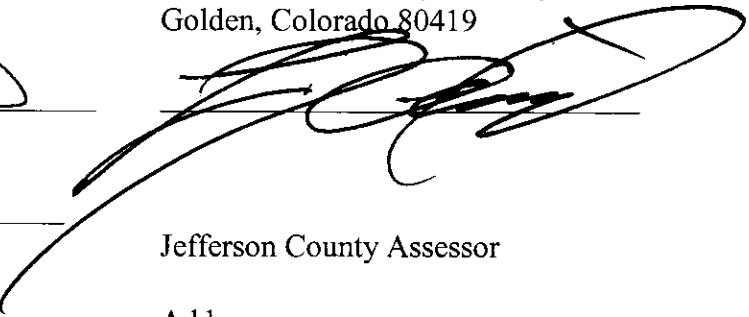
Stevens & Associates Inc.
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County Attorney for Respondent,
Board of Equalization

Address:
100 Jefferson County Parkway
Golden, Colorado 80419


Jefferson County Assessor

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

Docket Number 41082
Schedule Number 421219

Telephone: (303) 271-8653