

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>KAISER FOUNDATION HEALTH PLAN OF COLORADO,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Ronald S. Loser Address: 1700 Lincoln Street, Suite 1300 Denver, CO 80203 Phone Number: (303) 866-9400 Attorney Reg. No.: 1685</p>	<p><b>Docket Number: 41099</b></p>
<p align="center"><b>ORDER ON STIPULATION</b></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.: 417444**

**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	\$1,367,960.00
Improvements	<u>\$5,471,840.00</u>
Total	\$6,839,800.00

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 26<sup>th</sup> day of June, 2003.

This decision was put on the record

June 25, 2003

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

*Jackie J Brown*  
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Jackie J. Brown



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 41099  
County Schedule Number: 417444

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STIPULATION (As To Tax Year 2002 Actual Value)

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Kaiser Foundation Health Plan of Colorado  
Petitioner,

vs.

Jefferson County Board of Equalization,  
Respondent.

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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:  
Commercial Land and improvements located at  
7701 Sheridan Blvd., Westminster, CO.
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 2002 :

Land	\$ 1,965,740
Improvement	<u>\$ 6,420,000</u>
Total	\$ 8,385,740

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

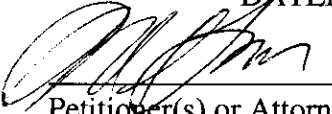
Land	\$ 1,965,740
Improvement	<u>\$ 6,420,000</u>
Total	\$ 8,385,740

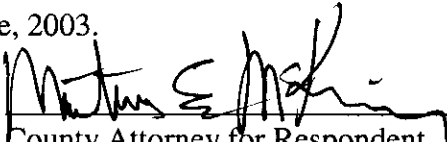
5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2002 actual value for the subject property:

Land	\$1,367,960
Improvement	<u>\$5,471,840</u>
Total	<u>\$6,839,800</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:  
Comparable sales support the adjusted value.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 3, 2003 at 10:30 A.M. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

DATED this 16th day of June, 2003.

  
# 1685  
\_\_\_\_\_  
Petitioner(s) or Attorney  
Ron Loser

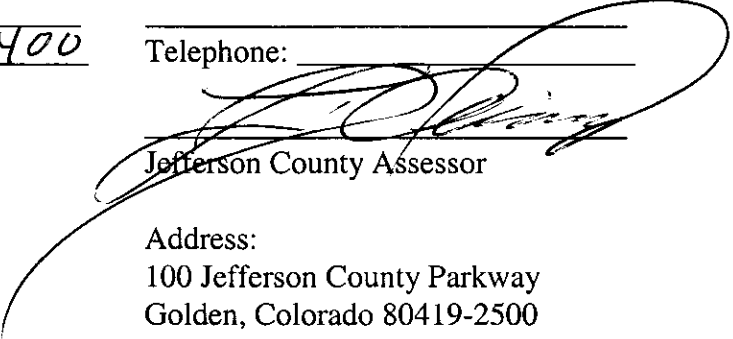
  
\_\_\_\_\_  
County Attorney for Respondent,  
Board of Equalization ✓

Address:  
1700 Lincoln St # 1300  
Denver, CO 80203

Telephone: (303) 866-9400

Address:  
100 Jefferson County Parkway  
Golden, Colorado 80419

Telephone: \_\_\_\_\_

  
\_\_\_\_\_  
Jefferson County Assessor

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

Telephone: 303-271-8658

Docket Number 41099  
Schedule Number 417444