

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>TEN PRYOR STREET BUILDING LTD/ CIRCUIT CITY STORES,</p> <p>v.</p> <p>Respondent:</p> <p>JEFFERSON COUNTY BOARD OF COMMISSIONERS.</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., Suite 340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p>Docket Number: 41142</p>
<p>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.: 056366

Category: Refund/Abatement

Property Type: Commercial

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$ 726,000.00
Improvements	<u>\$2,904,000.00</u>
Total	\$3,630,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 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 5th day of November, 2003.

This decision was put on the record

November 4, 2003

BOARD OF ASSESSMENT APPEALS

Karen E Hart

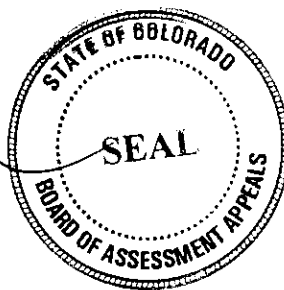
Karen E. Hart

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: 41142
County Schedule Number: 056366

STIPULATION (As To Tax Year 2001 Actual Value)

Ten Pryor Street Building Ltd/ Circuit City Stores
Petitioner,

vs.

Jefferson County Board of County Commissioners
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2001 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:
Circuit City Store
10750 West Colfax Avenue
Lakewood , Colorado 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 2001:

Land	\$ <u>799,300</u>
Improvement	\$ <u>3,197,300</u>
Total	\$ <u>3,996,600</u>

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

Land	\$ <u>799,300</u>
Improvement	\$ <u>3,197,300</u>
Total	\$ <u>3,996,600</u>

5. After further review and negotiation, Petitioner(s) and Board of County Commissioners agree to the following tax year 2001 actual value for the subject property:

Land	\$ <u>726,000</u>
Improvement	\$ <u>2,904,000</u>
Total	\$ <u>3,630,000</u>

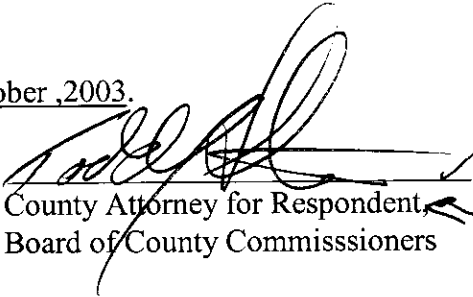
6. The valuation, as established above, shall be binding only with respect to tax year 2001.
7. Brief narrative as to why the reduction was made:
Subject property's rental rate was adjusted from \$11.00/sf to \$10.00/sf.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 14, 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 24th day of October, 2003.

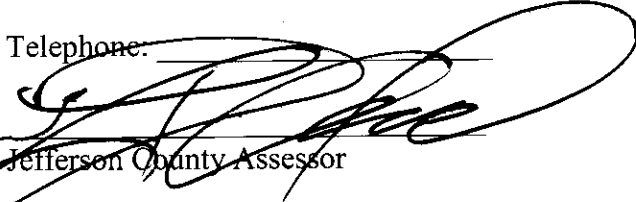
Stevens & Associates Inc.
Petitioner(s) or Attorney

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Docket Number 41142
Schedule Number 056366


County Attorney for Respondent,
Board of County Commissioners

Address:
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Golden, Colorado 80419

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Jefferson County Assessor

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100 Jefferson County Parkway
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