

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CCC REALTY LLC/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: 41207</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.: 1777738A

Category: Refund/Abatement 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	\$ 566,000.00
Improvements	<u>\$2,264,000.00</u>
Total	\$2,830,000.00

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

DATED/MAILED this 8th day of January, 2004.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

January 7, 2004

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

Jackie J. Brown

Karen E. Hart

Debra A. Baumbach

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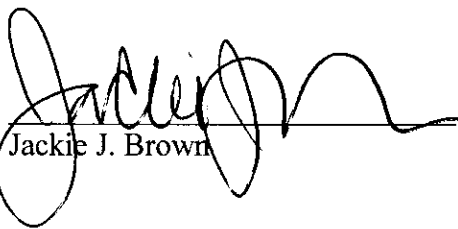
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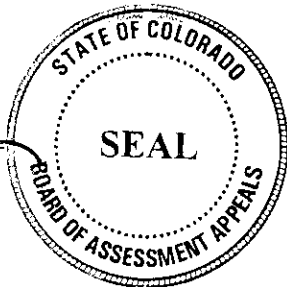
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BOARD OF ASSESSMENT APPEALS


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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 41207
County Schedule Number: 177738A

STIPULATION (As To Tax Year 2002 Actual Value)

CCC Realty LLC/Circuit City Stores
Petitioner,

vs.

Jefferson County Board of County Commissioners
Respondent.

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BOARD OF ASSESSMENT APPEALS

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:

- The property subject to this Stipulation is described as follows:
Circuit City Store
5155 South Wadsworth Boulevard
Littleton, Colorado 80123
- The subject property is classified as Commerical property. (what type).
- The County Assessor originally assigned the following actual value to the subject property for tax year 2002:

Land	\$ <u>622,800</u>
Improvement	\$ <u>2,491,200</u>
Total	\$ <u>3,114,000</u>

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

Land	\$ <u>622,800</u>
Improvement	\$ <u>2,491,200</u>
Total	\$ <u>3,114,000</u>

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

Land	\$ <u>566,000</u>
Improvement	\$ <u>2,264,000</u>
Total	\$ <u>2,830,000</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2002.

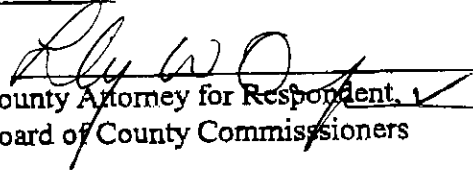
7. Brief narrative as to why the reduction was made:
Rental rate was adjusted from \$11.00/sf to \$10.00/sf.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 20, 2004 (date) at 1:00 (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

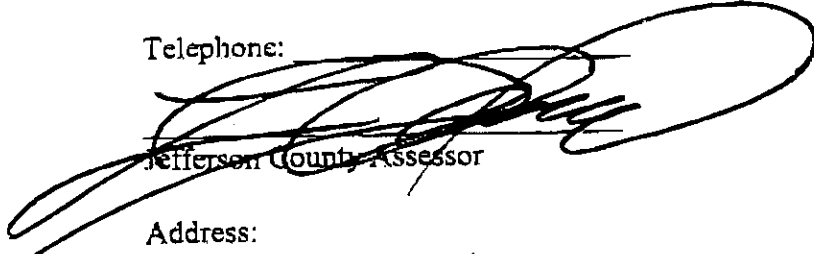
DATED this 29th day of December, 2003.

Stevens & Associates
Petitioner(s) or Attorney

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8005 S. Chester St.
Suite #340
Englewood, Co. 80112
Telephone: (303) 347-1878


County Attorney for Respondent,
Board of County Commissioners

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone:

Jefferson County Assessor

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

Telephone: 303-271-8653

Docket Number 41207
Schedule Number 177738