

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**LAND SECURITIES INVESTORS, LTD.,**

v.

Respondent:

**JEFFERSON COUNTY BOARD OF  
EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

Name: Dan George  
1<sup>st</sup> Net Real Estate Services, Inc.  
Address: 2255 S. Wadsworth Blvd., Ste. 108  
Lakewood, CO 80227  
Phone Number: 720.962.5750

**Docket Number: 43018**

**ORDER ON STIPULATION**

**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.: 431495**

**Category: Valuation      Property Type: Commercial**

2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land:	\$2,432,530.00
Improvements:	\$ 0.00
Total:	\$2,432,530.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2003 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 15<sup>th</sup> day of November, 2004.

This decision was put on the record

November 12, 2004

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

**BOARD OF ASSESSMENT APPEALS**

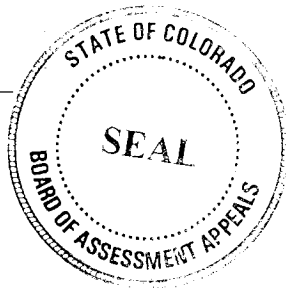
*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

*Keela K. Steele*  
Keela K. Steele



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 43018  
County Schedule Number: 431495

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STIPULATION (As To Tax Year 2003)

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Land Securities Investors, Ltd.  
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 2003 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 vacant land located near C-470 and Kipling St., Littleton, Colorado.
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 2003:

Land	\$2,702,810
Improvement	<u>\$ 0</u>
Total	\$2,702,810

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

Land	\$2,702,810
Improvement	<u>\$ 0</u>
Total	\$2,702,810

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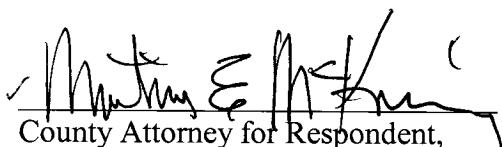
5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$2,432,530
Improvement	<u>\$ 0</u>
Total	\$2,432,530

6. The valuation, as established above, shall be binding only with respect to tax year 2003.
7. Brief narrative as to why the reduction was made:  
Market data supports the stipulated value.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 30, 2004 at 1:00 P.M. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

DATED this 4th day of November, 2004

  
Petitioner(s) or Attorney

  
County Attorney for Respondent,  
Board of Equalization

Address:

1st National Estate Service Inc  
2755 Lindell Blvd #108  
Lawrence Co 80227

Telephone: 720-962-5750

Address:

100 Jefferson County Parkway  
Golden, Colorado 80419

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

  
Jefferson County Assessor

Address:

100 Jefferson County Parkway  
Golden, Colorado 80419-2500

Docket Number: 43018  
Schedule Number: 431495

Telephone: 303-271-8658