

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JJJ PROPERTIES LLC,</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Bob Jones Address: 5190 W Maplewood Ave Littleton, CO 80123 Phone Number: (303) 798-1778</p>	<p>Docket Number: 43178</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.: 02143-00-139-000+3

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:

See Attached Stipulation

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.

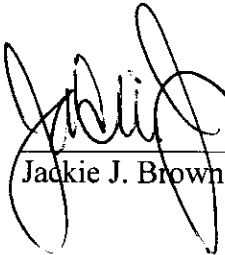
The Denver County Assessor is directed to change his/her records accordingly.

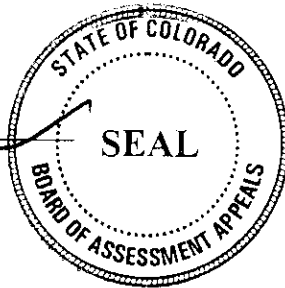
DATED/MAILED this 27th day of March, 2004.

This decision was put on the record

March 26, 2004

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


Jackie J. Brown



BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	<div style="text-align: right;"> Docket Number 43178 Schedule Number: 2143-00-136 2143-00-138 2143-00-139 2143-00-140 </div>
Petitioner: JJJ PROPERTIES, LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization Cole Finegan #16853 City Attorney Maria Kayser #15597 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUES)	

Petitioner, JJJ PROPERTIES, LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, 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.

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as:

5000 Washington St., 810 E. 50th Ave., 4950 Washington St.,
and 808 E. 50th Ave.
Denver, Colorado

2. The subject properties are classified as industrial properties.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor.
4. Attachment B reflects the actual values of the subject property after a timely appeal, as assigned by the Denver County Board of Equalization.
5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2003 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2003.

7. Brief narrative as to why the reduction was made:

Greater discounts for condition and functional obsolescence were assigned to the buildings of the parcels per the field inspections on these buildings and the base year appraisal supplied by the petitioner.

8. A hearing has not been scheduled before the Board of Assessment Appeals.

DATED this 24th day of March, 2004.

Petitioner

*JJJ Properties LLC by
Bob Jones, General Partner*

JJJ Properties, LLC
5190 W. Maplewood Ave.
Littleton, CO 80123

Denver County Board of Equalization

By: *M. Kayser*

Maria Kayser #15597
Assistant City Attorney
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Facsimile: 720-913-3180

Docket Number: 43178

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 43178

Schedule Number	Land Value	Improvement Value	Total Actual Value
2143-00-136	\$160,700	\$ 3,500	\$164,200
2143-00-138	\$520,100	\$186,400	\$706,500
2143-00-139	\$368,600	\$410,700	\$779,300
2143-00-140	\$331,100	\$152,900	\$484,000

ATTACHMENT B

ACTUAL VALUES, AS ASSIGNED BY THE
DENVER COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL

Docket Number 43178

Schedule Number	Land Value	Improvement Value	Total Actual Value
2143-00-136	\$160,700	\$ 3,500	\$164,200
2143-00-138	\$520,100	\$186,400	\$706,500
2143-00-139	\$368,600	\$410,700	\$779,300
2143-00-140	\$331,100	\$152,900	\$484,000

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 43178

Schedule Number	Land Value	Improvement Value	Total Actual Value
2143-00-136	\$160,700	\$ 3,500	\$164,200
2143-00-138	\$520,100	\$ 88,000	\$608,100
2143-00-139	\$368,600	\$288,500	\$657,100
2143-00-140	\$331,100	\$ 68,500	\$399,600