

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

RALSTON PLAZA LLC,

v.

Respondent:

**JEFFERSON COUNTY BOARD OF
EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

Name: Todd J. Stevens
Stevens & Associates, Inc.
Address: 8005 S. Chester Street, Suite 340
Englewood, Colorado 80112
Phone Number: 303-347-1878

Docket Number: 43281

ORDER ON STIPULATION

THE PARTIES TO THIS ACTION entered into Stipulations, which have been approved by the Board of Assessment Appeals. Copies of the Stipulations are attached and incorporated as a part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject properties are described as follows:

County Schedule Nos.: 020640, 086635, 086450, 086415

Category: Valuation Property Type: Commercial

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

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

See Attached Stipulations

4. The Board concurs with the Stipulations.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject properties, as set forth above.

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

DATED/MAILED this 26th day of July, 2004.

This decision was put on the record

July 24, 2004

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

Marian F. Brennan

Marian F. Brennan



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 43281
County Schedule Number: 020640

STIPULATION (As To Tax Year 2003 Actual Value)

Ralston Plaza LLC
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

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:
Ralston Plaza
6474 Ward Road
Arvada, Co. 80004
2. The subject property is classified as commerical property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003 :

| | |
|-------------|-------------------|
| Land | \$ <u>178,300</u> |
| Improvement | \$ <u>713,100</u> |
| Total | \$ <u>891,400</u> |

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

| | |
|-------------|-------------------|
| Land | \$ <u>178,300</u> |
| Improvement | \$ <u>713,100</u> |
| Total | \$ <u>891,400</u> |

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 | \$ <u>156,000</u> |
| Improvement | \$ <u>624,000</u> |
| Total | \$ <u>780,000</u> |

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: Subject property's actual income indicates lower value. Adjusted value is \$75/sf of building area.

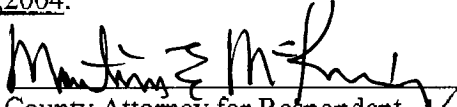
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 11, 2004 (date) at 1:00 (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

DATED this 19th day of July, 2004.

Stevens & Associates
Petitioner(s) or Attorney

Address:
8005 S. Chester St. #340
Englewood, Co. 80112

Telephone: (303) 347-1878


County Attorney for Respondent,
Board of Equalization

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Jefferson County Assessor

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

Telephone: (303) 271-8653

Docket Number 43281
Schedule Number 020640

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 43281
County Schedule Number: 086635

STIPULATION (As To Tax Year 2003 Actual Value)

Ralston Plaza LLC
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

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:
Ralston Plaza
12345 West 64th Avenue
Arvada Co. 80004
2. The subject property is classified as commerical property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003 :

| | |
|-------------|---------------------|
| Land | \$ <u>264,000</u> |
| Improvement | \$ <u>1,056,000</u> |
| Total | \$ <u>1,320,000</u> |

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

| | |
|-------------|---------------------|
| Land | \$ <u>264,000</u> |
| Improvement | \$ <u>1,056,000</u> |
| Total | \$ <u>1,320,000</u> |

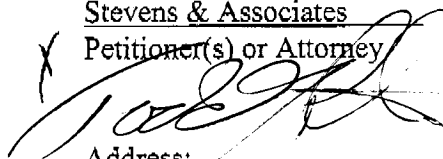
- 5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2003 actual value for the subject property:

| | | |
|-------------|----|------------------|
| Land | \$ | <u>227,400</u> |
| Improvement | \$ | <u>909,600</u> |
| Total | \$ | <u>1,137,000</u> |

- 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: Subject property's actual income indicates lower value. Adjusted value is \$75/sf of building area.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 11, 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).

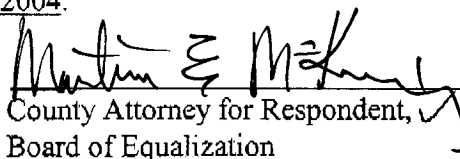
DATED this 19th day of July, 2004.

Stevens & Associates
Petitioner(s) or Attorney

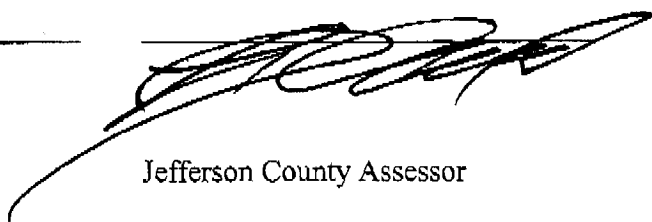


Address:
8005 S. Chester St. #340
Englewood, Co. 80112

Telephone: (303) 347-1878


County Attorney for Respondent,
Board of Equalization

Address:
100 Jefferson County Parkway
Golden, Colorado 80419



Jefferson County Assessor

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

Telephone: (303) 271-8653

Docket Number 43281
Schedule Number 086635

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 43281
County Schedule Number: 086450

STIPULATION (As To Tax Year 2003 Actual Value)

Ralston Plaza LLC

Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

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:
Piccolo's Restaurant
12325 West 64th Avenue
Arvada, Co. 80004
2. The subject property is classified as commerical property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003 :

| | |
|-------------|-------------------|
| Land | \$ <u>127,500</u> |
| Improvement | \$ <u>509,900</u> |
| Total | \$ <u>637,400</u> |

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

| | |
|-------------|-------------------|
| Land | \$ <u>127,500</u> |
| Improvement | \$ <u>509,900</u> |
| Total | \$ <u>637,400</u> |

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 | \$ | <u>81,600</u> |
| Improvement | \$ | <u>326,400</u> |
| Total | \$ | <u>408,000</u> |

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: Subject property's actual income indicates lower value. Adjusted value is \$75/sf of building area.

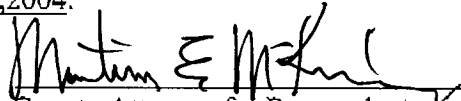
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 11, 2004 (date) at 1:00 (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

DATED this 19th day of July, 2004.

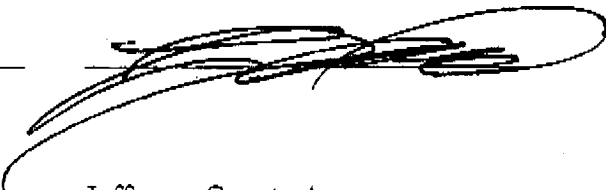
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Englewood, Co. 80112

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Golden, Colorado 80419


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Docket Number 43281
Schedule Number 086450

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 43281
County Schedule Number: 086415

STIPULATION (As To Tax Year 2003 Actual Value)

Ralston Plaza LLC
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

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

1. The property subject to this Stipulation is described as follows:
Ralston Plaza
6410 Ward Road
Arvada, Co. 80004
2. The subject property is classified as commerical property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003 :

| | |
|-------------|---------------------|
| Land | \$ <u>291,400</u> |
| Improvement | \$ <u>1,165,700</u> |
| Total | \$ <u>1,457,100</u> |

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

| | |
|-------------|---------------------|
| Land | \$ <u>291,400</u> |
| Improvement | \$ <u>1,165,700</u> |
| Total | \$ <u>1,457,100</u> |

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 | \$ <u>255,000</u> |
| Improvement | \$ <u>1,020,000</u> |
| Total | \$ <u>1,275,000</u> |

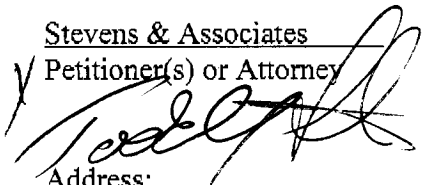
6. The valuation, as established above, shall be binding only with respect to tax year 2003.

7. Brief narrative as to why the reduction was made: Subject property's actual income indicates lower value. Adjusted value is \$75/sf of building area.

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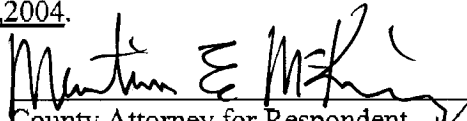
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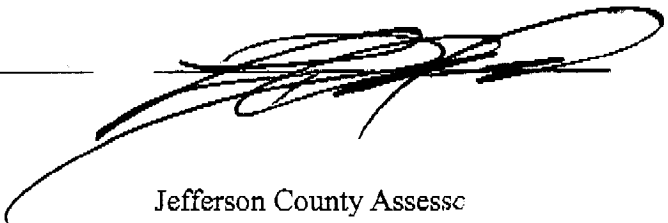


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Docket Number 43281
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