

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43328
Petitioner: ADLER POINT LLC, v. Respondent: JEFFERSON COUNTY BOARD OF EQUALIZATION.	
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.: 140780

Category: Valuation Property Type: Commercial Real
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:

Total Value: \$3,594,800
(Reference 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 Jefferson County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 29th day of June 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

June 28, 2005

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

Keela Steele
Keela Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 43328
County Schedule Number: 140780

STIPULATION (As To Tax Year 2003 Actual Value)

Adler Point, LLC
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding 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 and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as a commercial property located at 12136 West Bayaud Avenue, Lakewood, CO
2. The subject property is classified as an office building.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$ 895,900
Improvement	<u>\$3,583,500</u>
Total	\$4,479,400

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

Land	\$ 895,900
Improvement	<u>\$3,583,500</u>
Total	\$4,479,400


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

Land	\$ 719,000
Improvement	<u>\$2,875,800</u>
Total	\$3,594,800

6. The valuation, as established above, shall be binding only with respect to tax year 2003.
7. The value reduction was made because the Assessor's Office utilized the incorrect building rentable area and over estimated the building's potential rental rate with respect to calendar years 2001 and 2002.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 28th, 2005, at 8:30 a.m. be vacated.

DATED this 13th day of June 2005.

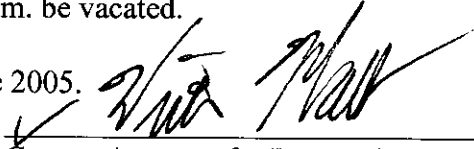
Petitioner(s) or Attorney
Adler Point, LLC
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Littleton, CO 80160
Telephone: 303-233-4000



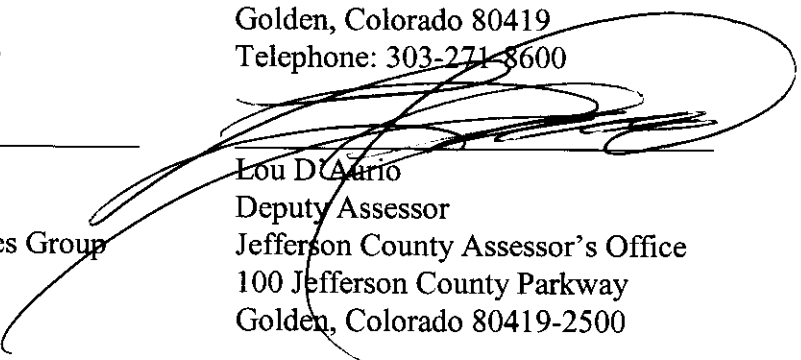
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Docket Number: 43208
Schedule Number: 140780



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