

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 43365</p>
<p>Petitioner: BULGROUP COLORADO LLC,</p> <p>v.</p> <p>Respondent: JEFFERSON COUNTY BOARD OF EQUALIZATION.</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.: 189566

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: \$2,350,000

(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 July 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

July 27, 2005

Karen E Hart

Karen E. Hart

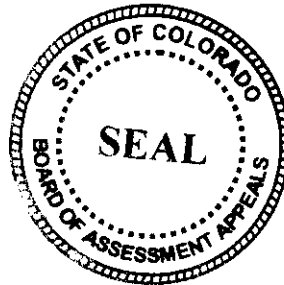
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Keela Steele

Keela Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 43365

Single County Schedule Number: 189566

STIPULATION (As to Tax Year 2003 Actual Value)

BULGROUP COLORADO 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:
1733 South Wadsworth Blvd, Lakewood, CO 80232

2. The subject property is classified as commercial (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$	<u>494,180.00</u>
Improvements	\$	<u>1,976,720.00</u>
Total	\$	<u>2,470,900.00</u>

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

Land	\$	<u>494,180.00</u>
Improvements	\$	<u>1,976,720.00</u>
Total	\$	<u>2,470,900.00</u>

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

Land	\$	<u>470,000.00</u>
Improvements	\$	<u>1,880,000.00</u>
Total	\$	<u>2,350,000.00</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:

Consideration give to the actual income and expense provided by the Petitioner. Value adjustment made in 2003 for additional temporary vacancy attributed to fire damage in a portion of the improvement.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 10, 2005 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 25th day of July 2005

Steve Letman
Petitioner(s) or Agent or Attorney

Michael E. Mahan
County Attorney for Respondent,
Board of Equalization

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County Assessor

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Golden, CO 80419-2500
Telephone: 303-271-8639

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