

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>DIAMANTE-BOWLES, LLC,</p> <p>v.</p> <p>Respondent:</p> <p>JEFFERSON COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Steve A. Evans The E Company Address: P.O. Box 260511 Highlands Ranch, CO 80163 Phone Number: 720.351.3515</p>	<p>Docket Number: 43559</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.: 187000+1

Category: Refund / Abatement 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:	\$ 2,263,600.00
Improvements:	\$ 9,054,600.00
Total:	\$11,318,200.00

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 14th day of January, 2005.

This decision was put on the record

January 12, 2005

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

BOARD OF ASSESSMENT APPEALS

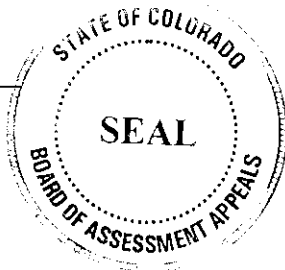
Karen E. Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Keela K. Steele
Keela K. Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 43559
County Schedule Number: 187000+1

STIPULATION (As To Tax Year 2003 Actual Value)

Diamante-Bowles LLC
Petitioner,

vs.

Jefferson County Board of County Commissioners
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:
Bowles Avenue Marketplace
8936 West Bowles Avenue
Littleton, Colorado 80123
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>2,299,300</u>
Improvement	\$ <u>9,197,200</u>
Total	\$ <u>11,496,500</u>
4. After a timely appeal to the Board of County Commissioners, the Board of County Commissioners valued the property as follows:

Land	\$ <u>2,299,300</u>
Improvement	\$ <u>9,197,200</u>
Total	\$ <u>11,496,500</u>

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CLERK

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

Land	\$	<u>2,263,600</u>
Improvement	\$	<u>9,054,600</u>
Total	\$	<u>11,318,200</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:
Adjusted to the sales comparison approach. As a result of this stipulation, schedule # 187000 will be withdrawn.

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

DATED this 20th day of December, 2004.

The E Company
Petitioner(s) or Attorney

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Telephone: (720) 351-3515

County Attorney for Respondent,
Board of County Commissioners

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone: _____

Jefferson County Assessor

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

Telephone: 303-271-8653

Docket Number 43559
Schedule Number 187000+1