

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>LAND SECURITIES INVESTORS INC.,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Daniel George 1<sup>ST</sup> NET REAL ESTATE SERVICES INC. Address: 2255 South Wadsworth Boulevard, #108 Lakewood, Colorado 80227 Phone Number: 720-962-5750</p>	<p><b>Docket Number: 44513</b></p>
<p><b>ORDER ON STIPULATION</b></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 Nos.: 432421 and 431495**

**Category: Valuation                      Property Type: Commercial**
2. Petitioner is protesting the 2004 actual value of the subject property.

3. The parties agreed that the 2004 actual value of the subject property should be reduced to: (reference attached stipulations).

4. The Board concurs with the Stipulations.

**ORDER:**

Respondent is ordered to reduce the 2004 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 23<sup>rd</sup> day of February, 2005.

This decision was put on the record

February 23, 2005

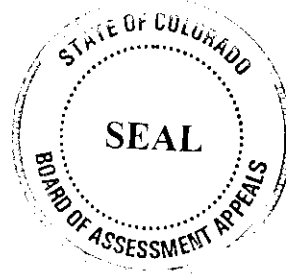
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Judy A. Venable  
Judy A. Venable

**BOARD OF ASSESSMENT APPEALS**

Karen E. Hart  
Karen E. Hart

Debra A. Baumbach  
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 44513

County Schedule Number: 431495

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STIPULATION (As To Tax Year 2004)

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Land Securities Investors, Ltd.  
Petitioner,

vs.

Jefferson County Board of Equalization,  
Respondent.

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2004 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:  
Commercial vacant land located near C-470 and Kipling St., Littleton, Colorado.
2. The subject property is classified as commercial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2004:

Land	\$2,702,810
Improvement	<u>\$ 0</u>
Total	\$2,702,810

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

Land	\$2,702,810
Improvement	<u>\$ 0</u>
Total	\$2,702,810

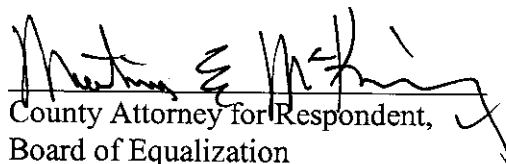
5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2004 actual value for the subject property:

Land	\$2,432,530
Improvement	<u>\$ 0</u>
Total	\$2,432,530

6. The valuation, as established above, shall be binding only with respect to tax year 2004.
7. Brief narrative as to why the reduction was made:  
Market data supports the stipulated value.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on \_\_\_\_\_ at \_\_\_\_ P.M. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals  (check if appropriate).

DATED this 14th day of February, 2005

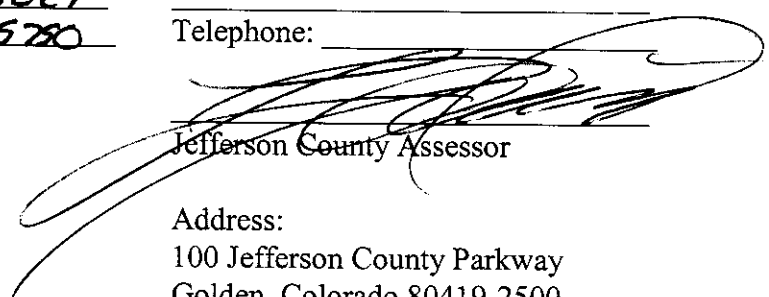
  
\_\_\_\_\_  
Petitioner(s) or Attorney

  
\_\_\_\_\_  
County Attorney for Respondent,  
Board of Equalization

Address:  
1st Net Real Estate Service Inc  
3333 A Wade Street, Suite 100  
Lakewood CO 80227  
Telephone: 720-962-5780

Address:  
100 Jefferson County Parkway  
Golden, Colorado 80419

Telephone: \_\_\_\_\_

  
\_\_\_\_\_  
Jefferson County Assessor

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

Docket Number: 44513  
Schedule Number: 431495

Telephone: 303-271-8658

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 44513  
County Schedule Number: 432471  
2 PAW

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STIPULATION (As To Tax Year 2004)

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Land Securities Investors, Ltd.  
Petitioner,

vs.

Jefferson County Board of Equalization,  
Respondent.

---

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2004 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:  
Commercial vacant land located near C-470 and Kipling St., Littleton, Colorado.
2. The subject property is classified as commercial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2004:

Land	\$2,773,690
Improvement	<u>\$ 0</u>
Total	\$2,773,690

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

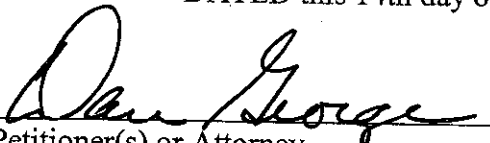
Land	\$2,773,690
Improvement	<u>\$ 0</u>
Total	\$2,773,690

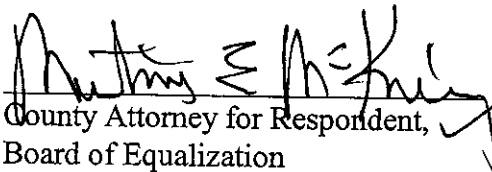
5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2004 actual value for the subject property:

Land	\$2,496,320
Improvement	\$ 0
Total	\$2,496,320

6. The valuation, as established above, shall be binding only with respect to tax year 2004.
7. Brief narrative as to why the reduction was made:  
Market data supports the stipulated value.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on \_\_\_\_\_ at \_\_\_ P.M. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals X (check if appropriate).

DATED this 14th day of February, 2005

  
Petitioner(s) or Attorney

  
County Attorney for Respondent,  
Board of Equalization

Address:  
1st Nat Real Estate, Inc.  
3333 A Wade Worth Blvd #200  
Lakewood Co 80227  
Telephone: 720-962-5750

Address:  
100 Jefferson County Parkway  
Golden, Colorado 80419  
Telephone: \_\_\_\_\_

  
Jefferson County Assessor

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

Docket Number: 44513  
Schedule Number: 432431

Telephone: 303-271-8658