

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 45717</b>
Petitioner: <b>LAKESIDE PARK COMPANY,</b>  v.  Respondent: <b>ADAMS COUNTY BOARD OF COMMISSIONERS.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 0171914201015**  
  
**Category: Abatement      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:            \$2,369,000**  
 (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 Adams County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 8th day of September 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

September 7, 2006

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*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.

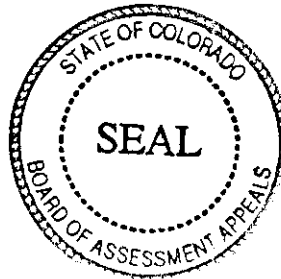
*Debra A Baumbach*

Debra A. Baumbach

*Penny Lowenthal*

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Penny Lowenthal



<b>BOARD OF ASSESSMENT APPEALS,</b> <b>State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	<p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p> <hr/> Docket Number: 45717 County Schedule Number: 1719 14 2 01 015
<b>Petitioner:</b> LAKESIDE PARK COMPANY,  <b>Respondent:</b> ADAMS COUNTY BOARD OF COMMISSIONERS.	
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Jennifer M. Wascak, #29457 Deputy County Attorney 450 South 4 <sup>th</sup> Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	
<b>AMENDED STIPULATION (As to Tax Year 2003 Actual Value)</b>	

Petitioner 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:  
     750 E. 104<sup>th</sup> Ave., Thornton, Colorado Adams County
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 2003:

Land	\$ 820,690
Improvements	\$ 3,298,390
Total	\$ 4,119,080

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

Land	\$ 820,690
Improvements	\$ 3,298,390
Total	\$ 4,119,080

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

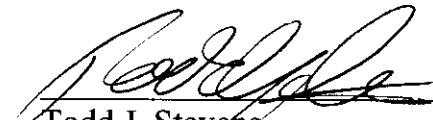
Land	\$ 820,690
Improvements	\$ 1,548,310
Total	\$ 2,369,000

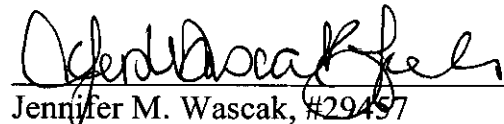
6. The valuation, as established above, shall be binding only with respect to tax year 2003.

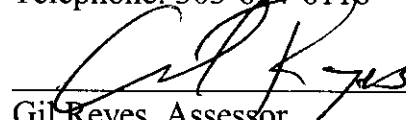
7. Brief narrative as to why the reduction was made: Reduction to market value.

8. Both parties agree that a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 30 day of August, 2006.

  
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Todd J. Stevens  
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Littleton, CO 80129

  
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