

<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>SHIRLEY A. FRANCIS,</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: Licht &amp; Company Address: 250 Bryant Street Denver, CO 80219 Phone Number: (303) 575-9305 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 37946</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:

**5890 WEST 44<sup>TH</sup> AVENUE  
JEFFERSON COUNTY SCHEDULE NO. 024525**

2. Petitioner is protesting the 2000 actual value of the subject property.

3. The parties agreed that the 2000 actual value of the subject property should be reduced to:

Land	\$ 68,700.00
Improvement	<u>\$274,900.00</u>
Total	\$343,600.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2000 actual value of the subject property, as set forth above.

The Jefferson County Assessor is directed to change his records accordingly.

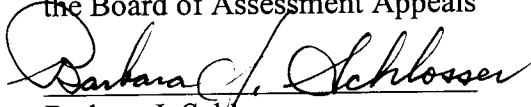
**DATED/MAILED** this 19th day of March, 2001.

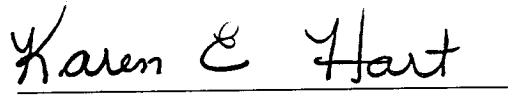
**BOARD OF ASSESSMENT APPEALS**

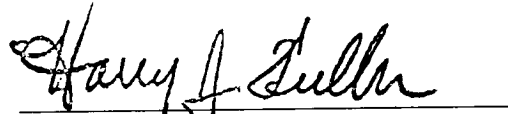
This decision was put on the record

March 19, 2001

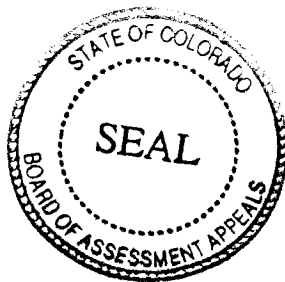
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

  
Barbara J. Schlosser

  
Karen E. Hart

  
Harry J. Fuller

Docket Number 37946



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

RECEIVED  
MAR 16 2001  
JEFFERSON COUNTY  
BOARD OF EQUALIZATION

Docket Number: 37946  
County Schedule Number: 024525

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**STIPULATION (As To Tax Year 2000 Actual Value)**  
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Shirley A. Francis  
Petitioner(s),

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION,  
Respondent.  
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STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2000 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:  
5890 W. 44<sup>th</sup> Ave.  
Wheat Ridge, CO 80212  
"retail building"
2. The subject property is classified as commercial property (what type).
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2000:

Land	\$ <u>75,500</u>
Improvements	\$ <u>302,100</u>
Total	\$ <u>377,600</u>
4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$ <u>75,500</u>
Improvements	\$ <u>302,100</u>
Total	\$ <u>377,600</u>

5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2000 actual value for the subject property:

Land	\$ <u>68,700</u>
Improvements	\$ <u>274,900</u>
Total	\$ <u>343,600</u>


6. The valuation, as established above, shall be binding only with respect to tax year 2000.

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

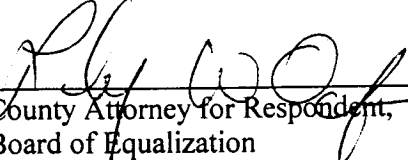
Excess vacancy during base period.  
\_\_\_\_\_  
\_\_\_\_\_

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 29, 2001 (date) at 1:00 p.m. (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals      (check if appropriate).


DATED this 12<sup>th</sup> day of March, 2001.

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

Address:  
Licht & Company  
1139 Delaware St. Suite 300  
Denver, CO 80204  
Telephone: 303- 575-9305

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

Address  
100 Jefferson County Pkwy  
Golden, CO 80419  
\_\_\_\_\_  
Telephone: \_\_\_\_\_

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

Address:  
100 Jefferson County Pkwy  
Golden, CO 80419-2500  
\_\_\_\_\_

Docket Number 37946  
Schedule Number 024525

Telephone: 303-271-8653