

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>FIRSTBANK,</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: Jeffrey M. Monroe Tax Profile Services Address: 2525 16th Street #225 Denver, Colorado 80211 Phone Number: 303-477-4504 Attorney Reg. #:</p>	<p>Docket Number: 39590</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.: 026909; 002713

Category: Valuation

Property Type: Commercial

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$ 600,710.00
Improvements	<u>65,330.00</u>
Total	\$ 666,040.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 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 18th day of April, 2003.

This decision was put on the record

April 17, 2003

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

BOARD OF ASSESSMENT APPEALS

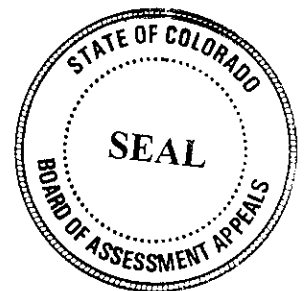
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

James E. Mogan
James E. Mogan



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 39590
County Schedule Number(s): 026909 & 002713

STIPULATION (As To Tax Year 2001 Actual Value)

FIRSTBANK of Wheat Ridge N.A.
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

APR 17 11:57 AM '03

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2001 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:

- The property subject to this Stipulation is described as follows:
4470 Wadsworth Blvd. - #026909
4490 Wadsworth Blvd. - #002713
- The subject property is classified as commercial property. (what type).
- The County Assessor originally assigned the following actual value to the subject property for tax year 2001:

Land	\$ <u>825,080</u>	(Total for both schedules)
Improvement	\$ <u>73,860</u>	
Total	\$ <u>898,940</u>	(Total for both schedules)

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

Land	\$ <u>825,080</u>	(Total for both schedules)
Improvement	\$ <u>65,330</u>	
Total	\$ <u>890,410</u>	(Total for both schedules)

5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2001 actual value for the subject property:

Land	\$ <u>600,710</u>	(Total for both schedules)
Improvement	\$ <u>65,330</u>	
Total	\$ <u>666,040</u>	(Total for both schedules)

6. The valuation, as established above, shall be binding only with respect to tax year 2001.

7. Brief narrative as to why the reduction was made:
The land value was adjusted for mixed zoning.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 1, 2003 (date) at 9:30 a.m. (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

DATED the 15th day of April, 2003

Jeffrey M. Monroe
Petitioner(s) or Attorney

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Jefferson County Assessor

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Golden, Colorado 80419-2500

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Docket Number 39590
Schedule Number 026909 & 002713