

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JOHN ANDRIANAKOS,</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: Property Tax Advisors, Inc. Address: 3090 S. Jamaica Court, #204 Aurora, CO 80014 Phone Number: 303-368-0500</p>	<p>Docket Number: 39791</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.: 187303

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	\$ 64,000.00
Improvements	<u>\$256,000.00</u>
Total	\$320,000.00

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 records accordingly.

DATED/MAILED this 21st day of November, 2002.

This decision was put on the record

November 20, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

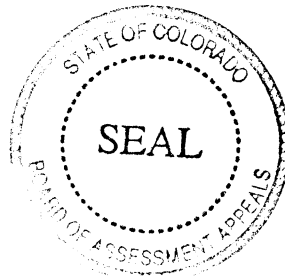
Karen E. Hart

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

Judy A. Venable
Judy A. Venable



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 39791
County Schedule Number: 187303

STIPULATION (As To Tax Year 2001 Actual Value)

John Andrianakos
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

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:

1. The property subject to this Stipulation is described as follows:
"Yanna's Cafe "
205 South Sheridan Blvd.
Lakewood, Co. 80226
2. The subject property is classified as Commerical property. (what type).
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2001 :

Land	<u>\$68,200</u>
Improvement	<u>\$272,900</u>
Total	<u>\$341,100</u>
4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the property as follows:

Land	<u>\$68,200</u>
Improvement	<u>\$272,900</u>
Total	<u>\$341,100</u>

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JEFFERSON COUNTY

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>64,000</u>
Improvement	\$ <u>256,000</u>
Total	\$ <u>320,000</u>

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:
Changed restaurant income model.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 11th (date) at 10:30(time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

DATED this 14th day of November, 2002 .

Propety Tax Advisors, Inc.
Petitioner(s) or Attorney
Danish Bozorgian, Agent

Address:
3090 S. Jamaica Ct.
Suite #204
Aurora Co. 80014
Telephone: (303) 368-0500

[Signature]
County Attorney for Respondent,
Board of Equalization

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone: _____

[Signature]
Jefferson County Assessor

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

Telephone: 303-271-8653

Docket Number 39791
Schedule Number 187303