

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>6800 JOYCE CO.,</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, Suite 204 Aurora, Colorado 80014 Phone Number: 303-368-0500</p>	<p>Docket Number: 39792</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.: 153715

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	\$ 840,000.00
Improvements	<u>\$3,360,000.00</u>
Total	\$4,200,000.00

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 29th day of October, 2002.

This decision was put on the record

October 28, 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

Marian F. Brennan

Marian F. Brennan



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 39792
County Schedule Number: 153715

STIPULATION (As To Tax Year 2001 Actual Value)

6800 Joyce Co
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

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BOARD OF ASSESSMENT APPEALS

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:
6800 Joyce Street, Arvada CO
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 2001 :

Land	\$ 914,500
Improvement	\$3,657,800
Total	\$4,572,300

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

Land	\$ 914,500
Improvement	\$3,657,800
Total	\$4,572,300

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	\$ 840,000
Improvement	\$3,360,000
Total	\$4,200,000

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:
Consideration given to actual income and expense information submitted by Petitioner's agent.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 11th, 2002 at 1:00 PM be vacated.

DATED this 25 day of October 2002

Danish Berggren, Agent
Petitioner(s) or Attorney

R. W. O'Connell
County Attorney for Respondent,
Board of Equalization

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Telephone: _____

T. V. Al
Jefferson County Assessor

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Golden, Colorado 80419-2500

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Docket Number 39792
Schedule Number 153715