

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>PARK TERRACE 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: Ronald S. Loser, Esq. Address: 1700 Lincoln Street, Suite 1300 Denver, CO 80203 Phone Number: (303) 866-9400 Attorney Reg. No.: 1685</p>	<p>Docket Number: 39831</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.: 043326

Category: Valuation

Property Type: Residential

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	\$ 887,000.00
Improvements	<u>3,548,000.00</u>
Total	\$4,435,000.00

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/her records accordingly.

DATED/MAILED this 8th day of March, 2003.

This decision was put on the record

March 7, 2003

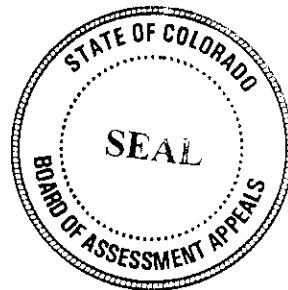
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

BOARD OF ASSESSMENT APPEALS

Karen E. Hart
Karen E. Hart

Debra A. Baumbach
Debra A. Baumbach

Penny S. Lowenthal
Penny S. Lowenthal



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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 39831
County Schedule Number: 043326

STIPULATION (As To Tax Year 2001 Actual Value)

PARK TERRACE CO
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:

8525 W. 53rd Ave.
Arvada, CO 80002

- 2. The subject property is classified as residential property. (what type).
- 3. The County Assessor originally assigned the following actual value to the subject property for tax year 2001 :

Land	\$ <u>973,400</u>
Improvement	\$ <u>3,893,800</u>
Total	\$ <u>4,867,200</u>

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

Land	\$ <u>973,400</u>
Improvement	\$ <u>3,893,800</u>
Total	\$ <u>4,867,200</u>

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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>887,000</u>
Improvement	\$ <u>3,548,000</u>
Total	\$ <u>4,435,000</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:
Property value adjusted based on market approach to value.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 26, 2003 (date) at 3:00AM (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

DATED this 3rd day of March 2003.

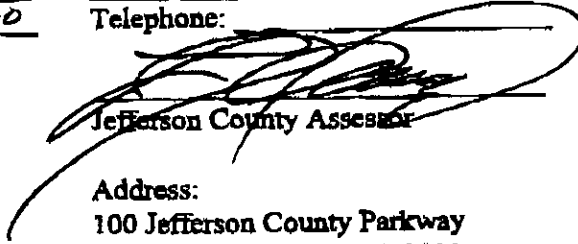

Petitioner(s) or Attorney
Ronald S. Losev

Address:
1700 Lincoln St #1300
Denver CO 80203

Telephone: (303) 866-9400


County Attorney for Respondent
Board of Equalization

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone: _____

Jefferson County Assessor

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

Docket Number 39831
Schedule Number 043326

Telephone: 303-271-8665