

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>PARKER ROAD OFFICES INC.,</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: Todd J. Stevens Address: Stevens & Associates Inc. 8005 S. Chester St., Suite 340 Englewood, CO 80112 Phone Number: 303-347-1878</p>	<p>Docket Number: 39865</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.: 024256

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	\$255,800.00
Improvements	\$1,023,200.00
Total	\$1,279,000.00

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 24th day of December, 2002.

This decision was put on the record

December 23, 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

Mary J. Helfer
Mary J. Helfer

Debra A. Baumbach
Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 39865
County Schedule Numbers: 024256

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BOARD OF ASSESSMENT APPEALS
JEFFERSON COUNTY

STIPULATION (As To Tax Year 2001 Actual Value)

Parker Road Offices, Inc.
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 improved property subject to this Stipulation is described as follows:
Office land and improvements at 4045 Wadsworth Blvd., Wheat Ridge, Colorado.
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	\$ 328,900
Improvement	<u>\$ 1,315,600</u>
Total	\$ 1,644,500

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

Land	\$ 335,200
Improvement	<u>\$ 1,340,700</u>
Total	\$ 1,675,900

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:

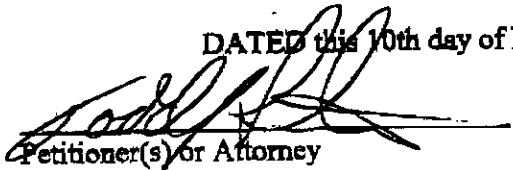
Land	\$ 255,800
Improvement	\$ <u>1,023,200</u>
Total	\$ 1,279,000

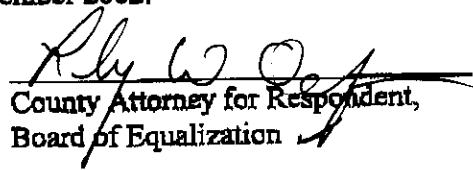
6. The valuation, as established above, shall be binding only with respect to tax year 2001.

7. Brief narrative as to why the reduction was made:
The adjusted value is supported by the actual income of the property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 6, 2003 at 9:30 A.M. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals __ (check if appropriate).

DATED this 10th day of December 2002.


Petitioner(s) or Attorney


County Attorney for Respondent,
Board of Equalization

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Stevens & Associates/Inc.
8005 S. Chester St, Ste 340
Englewood, CO 80112
Telephone: 303-347-1878

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone: _____


County Assessor

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

Docket Number 39865
Schedule Numbers 024256

Telephone: 303-271-8658