

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>WHEATRIDGE INDUSTRIAL PARK LLC,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Licht &amp; Company Address: 250 Bryant Street Denver, CO 80219 Phone Number: (303) 575-9305 Attorney Reg. No.:</p>	<p><b>Docket Number: 39869</b></p>
<p><b>ORDER ON STIPULATION</b></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.: 086019, 085976, 132514, 132515**

**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:  
Reference attached Stipulation.
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.

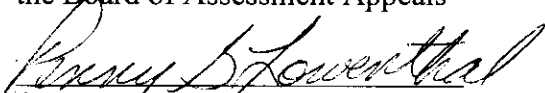
The Jefferson County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 20<sup>th</sup> day of December, 2002.

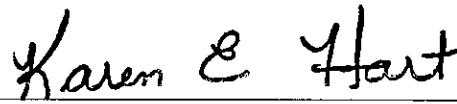
This decision was put on the record

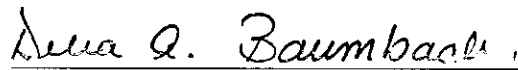
December 19, 2002

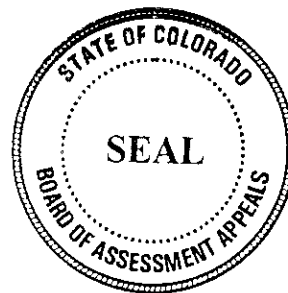
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

  
Penny S. Lowenthal

**BOARD OF ASSESSMENT APPEALS**

  
\_\_\_\_\_  
Karen E. Hart

  
\_\_\_\_\_  
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 39869  
County Schedule Numbers: 086019, 085976, 132514, 132515

STIPULATION (As To Tax Year 2001 Actual Value)

WheatRidge Industrial Park LLC  
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:

- The property subject to this Stipulation is described as follows:  
7995 West 48<sup>th</sup> Avenue, Wheat Ridge, CO  
8005 West 48<sup>th</sup> Avenue, Wheat Ridge, CO  
8105 West 48<sup>th</sup> Avenue, Wheat Ridge, CO  
8175 West 48<sup>th</sup> Avenue, Wheat Ridge, CO
- The subject property is classified as commercial property.
- The County Assessor originally assigned the following actual value to the subject property for tax year 2001 :

<u>Schedule</u>	<u>086019</u>	<u>085976</u>	<u>132514</u>	<u>132515</u>
Land	\$ 89,800	121,700	184,300	35,600
Improvement	\$ 359,000	487,000	737,000	142,500
Total	\$ 448,800	608,700	921,300	178,100

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

<u>Schedule</u>	<u>086019</u>	<u>085976</u>	<u>132514</u>	<u>132515</u>
Land	\$ 89,800	121,700	184,300	27,100
Improvement	\$ 359,000	487,000	737,000	108,380
Total	\$ 448,800	608,700	921,300	135,480

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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:

6.

Schedule	086019	085976	132514	132515
Land	\$ 84,579	114,710	173,615	27,100
Improvement	\$ 338,315	458,839	694,462	108,380
Total	\$ 422,894	573,549	868,077	135,480

- 7. The valuation, as established above, shall be binding only with respect to tax year 2001.
- 8. Brief narrative as to why the reduction was made:  
Consideration given to actual income and expenses data supplied by the Petitioner's agent.
- 9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 7, 2003 at 8:30 am be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

DATED this 16th day of December 2002.

HM Poth  
 \_\_\_\_\_  
 Petitioner(s) or Attorney

Address: Licht & Co.  
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Denver Co 80219

Telephone: 303-575-9305

Ruby W. O'Neil  
 \_\_\_\_\_  
 County Attorney for Respondent,  
 Board of Equalization

Address:  
 100 Jefferson County Parkway  
 Golden, Colorado 80419

Telephone: \_\_\_\_\_

T. V. Al  
 \_\_\_\_\_  
 Jefferson County Assessor

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

Telephone: 303-271-8654

Docket Number 39869  
 Schedule Numbers 086019, 085976,  
 132514 and 132515