

<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>SANFORD K. METZEL,</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: Kenneth S. Kramer, Esq. Address: 370 17<sup>th</sup> Street, Suite 2600 Denver, CO 80202 Phone Number: (303) 825-0800 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 39940</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.: 069375**

**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	\$ 439,800.00
Improvements	<u>\$1,759,200.00</u>
Total	\$2,199,000.00

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 30<sup>th</sup> day of July, 2002.

This decision was put on the record

July 29, 2002

**BOARD OF ASSESSMENT APPEALS**

Karen E. Hart

Karen E. Hart

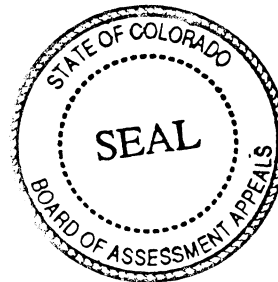
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach

Debra A. Baumbach

Penny S. Bunnell  
Penny S. Bunnell

Docket Number: 39940



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 39940  
County Schedule Number: 069375

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**STIPULATION (As To Tax Year 2001 Actual Value)**  
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Sanford K. Metzler  
Petitioner(s),

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION,  
Respondent.

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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:  
1490 S. Reed Street  
Lakewood, CO 80232  
The WindDrift Apartments

2. The subject property is classified as residential apartment property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2001:

Land	\$ <u>506,100</u>
Improvements	\$ <u>2,024,500</u>
Total	\$ <u>2,530,600</u>

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

Land	\$ <u>506,100</u>
Improvements	\$ <u>2,024,500</u>
Total	\$ <u>2,530,600</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	\$ 439,800
Improvements	\$ 1,759,200
Total	\$ 2,199,000

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 value adjusted to market value based on sales of similar type properties further supported by the consideration of GRM as a unit of comparison.

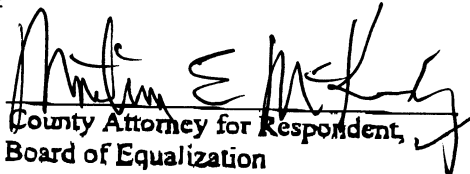
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 26, 2002 (date) at 3:00PM (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals      (check if appropriate).

DATED this 22nd day of June, 2002.

  
Petitioner(s) or Attorney

Address:  
37017th Street Suite 600  
BENNETT CO 80202-5626

Telephone: 303 825-0800

  
County Attorney for Respondent,  
Board of Equalization

Address  
100 Jefferson County Pkwy  
Golden, CO 80419

Telephone: 303-271-8600

  
Tom Adams, Commercial Supervisor

Address:  
100 Jefferson County Pkwy  
Golden, CO 80419-2500

Telephone: 303-271-8600

Docket Number 39940  
Schedule Number 069375