

<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, #204 Aurora, CO 80014 Phone Number: 303-368-0500</p>	<p>Docket Number: 41040</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 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

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

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

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

DATED/MAILED this 21st day of November, 2002.

This decision was put on the record

November 20, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

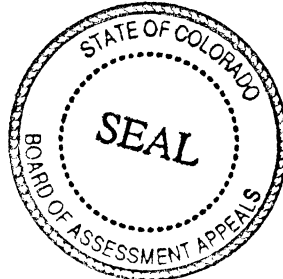
Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

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

Judy A. Venable
Judy A. Venable



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: ~~No docket number assigned on this date~~ 41040
County Schedule Number: 153715

STIPULATION (As To Tax Year 2002 Actual Value)

6800 Joyce Co
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2002 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 2002 :

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

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BOARD OF ASSESSMENT APPEALS

- 5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2002 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 2002.
- 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 _____ (date) at _____ (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals X (check if appropriate).

DATED this 18th day of November 2002.

Daniel Boynton, Agent
Petitioner(s) or Attorney

Matthew E. McKinn
County Attorney for Respondent,
Board of Equalization

Address:
3090 S. Jamaica Ct. Suite 200
Aurora, CO 80014

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone: 303-368-0500

Telephone: _____

T. J. [Signature]
Jefferson County Assessor

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

Docket Number 41040
Schedule Number 153715

Telephone: 303-271-8654