

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>STEPHEN M. HUTCHISON,</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.</p> <p>Address: 3090 S. Jamaica Ct., #204 Aurora, CO 80014</p> <p>Phone Number: 303-368-0500</p> <p>Attorney Reg. No.:</p> <p>E-Mail:</p>	<p>Docket Number: 41048</p>
<p align="center">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.: 149712

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	\$267,300.00
Improvements	<u>\$1,069,200.00</u>
Total	\$1,336,500.00

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/her records accordingly.

DATED/MAILED this 13th day of May, 2003.

This decision was put on the record

May 12, 2003

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

BOARD OF ASSESSMENT APPEALS

Karen E Hart
Karen E. Hart

Debra A Baumbach
Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 41048
County Schedule Number: 149712

STIPULATION (As To Tax Year 2002 Actual Value)

Stephen M. Hutchison
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:
6105 West 55th Avenue, Arvada, CO
2. The subject property is classified as industrial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2002 :

Land	\$ 280,500
Improvement	\$1,122,000
Total	\$1,402,500

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

Land	\$ 280,500
Improvement	\$1,122,000
Total	\$1,402,500

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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	\$ 267,300
Improvement	\$1,069,200
Total	\$1,336,500

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:
Considered additional vacancy based on information submitted by Petitioner's agent.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 3, 2003 at 3:00 PM be vacated.

DATED this 6th day of May 2003.

Danish Beggs, Agent
Petitioner(s) or Attorney

Andy W. O'Neil
County Attorney for Respondent,
Board of Equalization

Address:
3090 S. Jamaica Ct
Suite 200
Aurora, CO 80014
Telephone: 303-348-0500

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone: _____
[Signature]
Jefferson County Assessor

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

Docket Number 41048
Schedule Number 149712

Telephone: 303-271-8677