

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>EDWARDS INVESTMENT COMPANY,</p> <p>v.</p> <p>Respondent:</p> <p>JEFFERSON COUNTY BOARD OF COMMISSIONERS.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Stevens & Associates Todd J. Stevens</p> <p>Address: 8005 S. Chester St., #340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p>Docket Number: 41166</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.: 041511A

Category: Refund/Abatement 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	\$ 420,000.00
Improvements	<u>\$1,680,000.00</u>
Total	\$2,100,000.00

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.

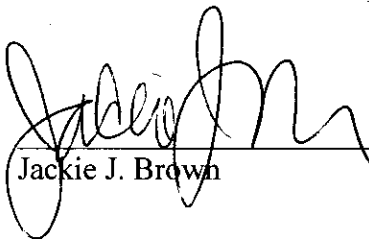
The Jefferson County Assessor is directed to change his/her records accordingly.

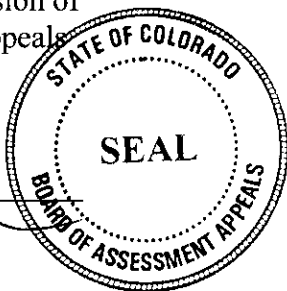
DATED/MAILED this 3rd day of December, 2003.

This decision was put on the record

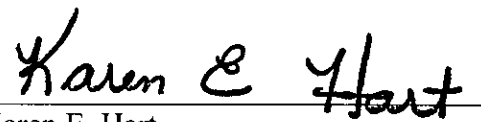
December 2, 2003


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


Jackie J. Brown



BOARD OF ASSESSMENT APPEALS


Karen E. Hart


Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 41166
County Schedule Number: 041511A

STIPULATION (As To Tax Year 2001 Actual Value)

Edwards Investment Company,
Petitioner,

vs.

Jefferson County Board of County Commissioners,
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 property subject to this Stipulation is described as follows:
A commercial office/retail complex, located at 29003 Upper Bear Creek Road, Evergreen, 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	\$ 576,000
Improvement	\$ 2,303,800
Total	\$ 2,879,800

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

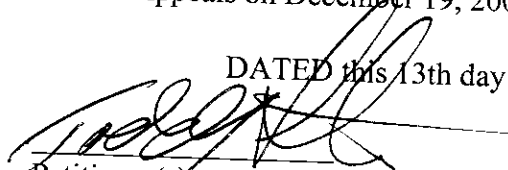
Land	\$ 576,000
Improvement	\$ 2,303,800
Total	\$ 2,879,800

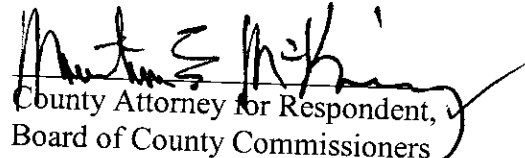
5. After further review and negotiation, Petitioner(s) and Board of County Commissioners agree to the following tax year 2001 actual value for the subject property:

Land	\$ 420,000
Improvement	\$ 1,680,000
Total	\$ 2,100,000

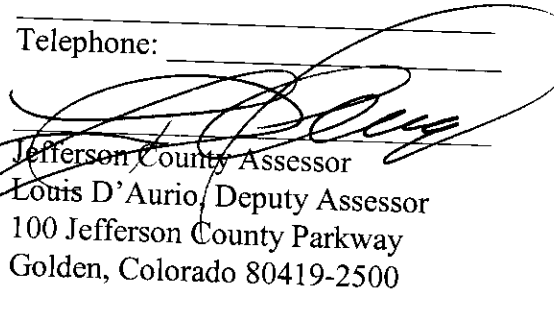
6. The valuation, as established above, shall be binding only with respect to tax year 2001.
7. Brief narrative as to why the reduction was made:
Historic income, operating expenses and rent roll were provided for review, compared to the Assessor's Office model, and a reduction in value was apparent after our analysis. Comparable sales also support a reduction.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 19, 2003 at 8:30 a.m. be vacated.

DATED this 13th day of November 2003.


Petitioner(s) or Attorney
Todd J. Stevens, Present
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County Attorney for Respondent,
Board of County Commissioners
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone: _____


Jefferson County Assessor
Louis D'Aurio, Deputy Assessor
100 Jefferson County Parkway
Golden, Colorado 80419-2500

Telephone: 303-271-8600

Docket Number: 41166
Schedule Number: 041511A