

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>BEFF-FEEDERS,</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: Consultus Asset Valuation Address: 16 Inverness Place Bldg A Englewood, CO 80111 Phone Number: (303) 770-2420</p>	<p>Docket Number: 41232</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.: 176674

Category: Refund/Abatement **Property Type: Commercial**
2. Petitioner is protesting the 2001 and 2002 actual value of the subject property.

3. The parties agreed that the 2001 and 2002 actual value of the subject property should be reduced to:

Land	\$108,000.00
Improvements	<u>\$432,000.00</u>
Total	\$540,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 and 2002 actual value of the subject property, as set forth above.

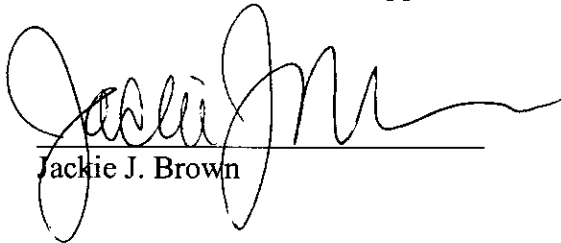
The Jefferson County Assessor is directed to change his/her records accordingly.

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

This decision was put on the record

September 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

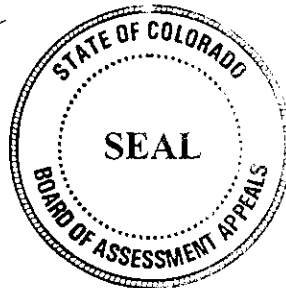
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 41232
County Schedule Number: 176674

STIPULATION (As To Tax Year 2001/2002 Actual Value)

Beff-Feeders
Petitioner,

vs.

Jefferson County Board of County Commissioners
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2001/2002 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:
Goodyear Tire Store
17226 South Golden Road
Golden, Colorado 80401
2. The subject property is classified as Commerical property. (what type).
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2001/2002 :

Land	\$ <u>114,500</u>
Improvement	\$ <u>458,000</u>
Total	\$ <u>572,500</u>

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

Land	\$ <u>114,500</u>
Improvement	\$ <u>458,000</u>
Total	\$ <u>572,500</u>

5. After further review and negotiation, Petitioner(s) and Board of County Commissioners agree to the following tax year 2001/2002 actual value for the subject property:

Land	\$ <u>108,000</u>
Improvement	\$ <u>432,000</u>
Total	\$ <u>540,000</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2001/2002.
7. Brief narrative as to why the reduction was made:
Actual subject property income supports new value.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 12., 2003 (date) at 8:30 (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

DATED this 19th day of August, 2003.

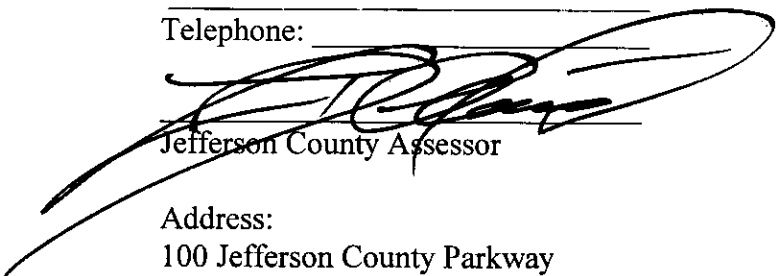
Consultus
Petitioner(s) or Attorney


X County Attorney for Respondent,
Board of County Commissioners

Address:
16 Inverness Place East
Building A
Englewood, Colorado 80112
Telephone: (303) 771-2420

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone:


Jefferson County Assessor

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

Docket Number 41232
Schedule Number 176674

Telephone: 303-271-8653