

<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>FIRSTBANK OF COLORADO, NA,</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: Jeffrey M. Monroe Tax Profile services, Inc.</p> <p>Address: 1380 S. Santa Fe Drive, 2<sup>nd</sup> Floor Denver, CO 80223</p> <p>Phone Number: 303.477.4504</p>	<p><b>Docket Number: 42821</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.: 415255**

**Category: Valuation      Property Type: Commercial**
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land:	\$ 823,500.00
Improvements:	<u>\$3,293,800.00</u>
Total:	\$4,117,300.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2003 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 18<sup>th</sup> day of December, 2004.

This decision was put on the record

December 16, 2004

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

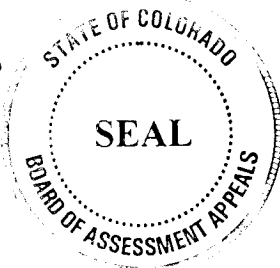
Karen E. Hart

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

*Keela K. Steele*  
Keela K. Steele



12/14/04 TUE 17:25 FAX 303 271 8817

JEFFCO BOE

004

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 42821  
County Schedule Number: 415255

STIPULATION (As To Tax Year 2003)

Firstbank of Colorado, N.A.  
Petitioner,

vs.

Jefferson County Board of Equalization,  
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003 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:  
Bank and office land and improvements located at 10403 W. Colfax Avenue,  
Lakewood, 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 2003:

Land	\$ 868,000
Improvement	<u>\$ 3,472,000</u>
Total	\$ 4,340,000

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

Land	\$ 868,000
Improvement	<u>\$ 3,472,000</u>
Total	\$ 4,340,000

BO OF ASSESSMENT APPEALS  
04 DEC 16 12:03

5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$ 823,500
Improvement	\$ 3,293,800
Total	\$ 4,117,300

6. The valuation, as established above, shall be binding only with respect to tax year 2003.

7. Brief narrative as to why the reduction was made:  
Office lease and sale data supports the adjusted value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 10, 2005 at 3:00 P.M. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

DATED this 13th day of December, 2004

*Jeffrey M. Monroe*  
Petitioner(s) or Attorney Agent

*Ruby W. O'Connell*  
County Attorney for Respondent,  
Board of Equalization

Address:  
TAX Profile Services, Inc.  
1380 S. SANTA FE DR.  
Denver CO 80023  
Telephone: 303-477-4504

Address:  
100 Jefferson County Parkway  
Golden, Colorado 80419  
Telephone: \_\_\_\_\_

*[Signature]*  
Jefferson County Assessor

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

Docket Number: 42821  
Schedule Number: 415255

Telephone: 303-271-8658