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| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>WHEATRIDGE INDUSTRIAL PARK LLC,</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: Litch & Company Address: 250 Bryant St Denver, CO 80219 Phone Number: (303) 575-9306</p> | <p>Docket Number: 42875</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.: 085976+3

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:

See Attached Stipulation

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 13th day of February, 2004.

This decision was put on the record

February 12, 2004

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

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Jackie J. Brown
Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

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 BOARD OF ASSESSMENT APPEALS

Docket Number: 42875
 County Schedule Number: 085976, 086019, 132514 and 132515

STIPULATION (As To Tax Year 2003 Actual Value)

Wheatridge Industrial Park LLC
 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:
 7995-8175 West 48th Avenue, Wheat Ridge, CO 80219
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 2003 :

| Schedule# | 085976 | 086019 | 132514 | 132515 |
|-------------|-----------|---------|-----------|---------|
| Land | \$146,100 | 107,700 | 221,100 | 43,200 |
| Improvement | \$584,300 | 430,900 | 884,400 | 173,000 |
| Total | \$730,400 | 538,600 | 1,105,500 | 216,200 |

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

5.

| Schedule# | 085976 | 086019 | 132514 | 132515 |
|-------------|-----------|---------|---------|---------|
| Land | \$119,100 | 87,800 | 180,300 | 37,400 |
| Improvement | \$476,600 | 351,400 | 721,300 | 149,400 |
| Total | \$595,700 | 439,200 | 901,600 | 186,800 |

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

7.

| Schedule# | 085976 | 086019 | 132514 | 132515 |
|-------------|------------------|----------------|----------------|----------------|
| Land | \$111,633 | 82,310 | 168,959 | 37,097 |
| Improvement | <u>\$446,534</u> | <u>329,242</u> | <u>637,167</u> | <u>148,387</u> |
| Total | \$558,167 | 411,552 | 806,126 | 185,484 |

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

9. Brief narrative as to why the reduction was made:
Consideration given to actual income and expense information submitted by agent. Further, improvement value adjustment given to schedule 132514 due to partial fire damage for 91 days during the year 2003. The Petitioner and Respondent agree that the actual value for 2004 is appropriate as follows:

| Schedule# | 085976 | 086019 | 132514 | 132515 |
|-------------|------------------|----------------|----------------|----------------|
| Land | \$111,633 | 82,310 | 168,959 | 37,097 |
| Improvement | <u>\$446,534</u> | <u>329,242</u> | <u>675,837</u> | <u>148,387</u> |
| Total | \$558,167 | 411,552 | 844,796 | 185,484 |

10. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 4, 2004 at 8:30 am be vacated.

DATED this 10th day of February, 2004

[Signature]
Petitioner(s) or Attorney

[Signature]
County Attorney for Respondent,
Board of Equalization

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

Telephone: _____
[Signature]
Jefferson County Assessor

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

Docket Number _____
Schedule Number _____

Telephone: 303-271-86