

<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>JOHN A. MINSHALL/MINSHALL UPHAM PROPERTIES, LLLP,</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: Greg Evans Bridge &amp; Associates Address: 390 Union Blvd., Ste. 330 Lakewood, CO 80228-1556 Phone Number: (303) 237-6997</p>	<p><b>Docket Number: 42901</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.: 026891**

**Category: Valuation      Property Type: Residential**
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:	\$ 295,000.00
Improvements:	<u>\$1,180,000.00</u>
Total:	\$1,475,000.00

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 21<sup>st</sup> day of December, 2004.

This decision was put on the record

December 20, 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**

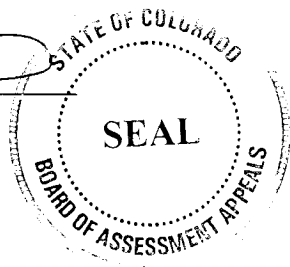
*Karen E. Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

*Keela K. Steele*  
Keela K. Steele



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 42901  
County Schedule Number: 026891  
STIPULATION (As To Tax Year Actual Value)

Minshall Upham Properties LLLP  
Petitioner,

vs.

Jefferson County Board of Equalization,  
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 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:  
Minshall Upham Properties LLLP  
4001 Upham St.  
Wheat Ridge, CO 80033
2. The subject property is classified as residential property. (what type).
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003 :

Land	<u>\$312,500</u>
Improvement	<u>\$1,249,900</u>
Total	<u>\$1,562,400</u>

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

Land	<u>\$312,500</u>
Improvement	<u>\$1,249,900</u>
Total	<u>\$1,562,400</u>

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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	<u>\$295,000</u>
Improvement	<u>\$1,180,000</u>
Total	<u>\$1,475,000</u>

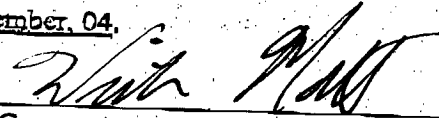
6. The valuation, as established above, shall be binding only with respect to tax year 2003.

7. Brief narrative as to why the reduction was made:  
Value adjusted on corrected inventory count and market sales.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 2/4/05 (date) at 8:30pm (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_\_ (check if appropriate).

DATED this 15th day of December, 04.

Minshall Upham Properties, LLLP  
Petitioner(s) or Attorney

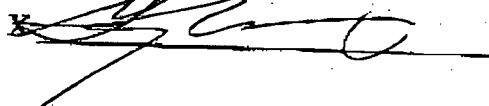
  
County Attorney for Respondent,  
Board of Equalization

Address:  
Minshall Upham Properties, LLLP  
4001 Upham St  
Wheat Ridge, CO 80033

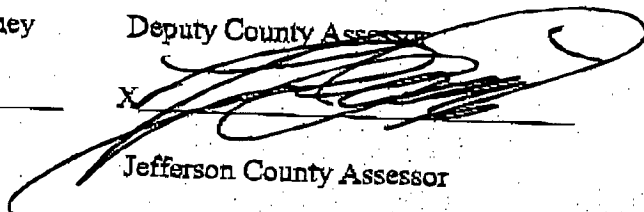
Address:  
100 Jefferson County Parkway  
Golden, Colorado 80419

Telephone: 303-573-7000  
Fax: 303-573-7050

Signature of Petitioner(s) or Attorney



Deputy County Assessor



Jefferson County Assessor

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

Docket Number 42901  
Schedule Number 026891

Telephone: 303-271-8665