

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CHEROKEE PROPERTIES II,</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: Dan George 1st Net Real Estate Services, Inc.</p> <p>Address: 2255 S. Wadsworth Blvd., Suite 108 Lakewood, Colorado 80227</p> <p>Phone Number: 720-962-5750</p>	<p>Docket Number: 43015</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.: 428751

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	\$146,400.00
Improvements	<u>\$585,500.00</u>
Total	\$731,900.00

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 3rd day of July, 2004.

This decision was put on the record

July 2, 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

Marian F. Brennan

Marian F. Brennan



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 43015
County Schedule Number: 428751

STIPULATION (As To Tax Year 2003 Actual Value)

Cherokee Properties II
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:
5455 West 59th Avenue, Arvada, CO 80003
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 :

Land	\$162,800
Improvement	\$651,300
Total	\$814,100

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

Land	\$162,800
Improvement	\$651,300
Total	\$814,100

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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	\$146,400
Improvement	\$585,500
Total	\$731,900

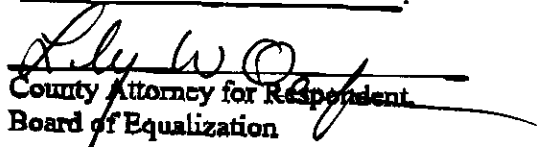
6. The valuation, as established above, shall be binding only with respect to tax year 2003.

7. Brief narrative as to why the reduction was made:
Consideration given to actual income and expense information provided by the agent.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 9, 2004 at 3:00 PM be vacated.

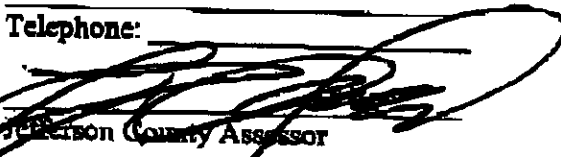
DATED this _____ day of _____.


Petitioner(s) or Attorney


County Attorney for Respondent
Board of Equalization

Address:
1st Nat Real Estate Inc
2755 S Wadsworth Blvd #108
Lakewood Co 80227
Telephone: 720-962-5750

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone:

Jefferson County Assessor

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

Docket Number 43015
Schedule Number 428751

Telephone: 303-271-8639