

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>HARTLEY-NYE VENTURES,</b>  v.  Respondent:  <b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner:  Name: Dan George 1 <sup>st</sup> Net Real Estate Services, Inc. Address: 2255 S. Wadsworth Blvd., Ste. 108 Lakewood, CO 80227 Phone Number: 720.962.5750	<b>Docket Number: 43016</b>
<b>ORDER ON STIPULATION</b>	

**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.: 091421**  
  
**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:	\$ 1,041,600.00
Improvements:	<u>\$ 4,166,200.00</u>
Total:	\$ 5,207,800.00

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 4<sup>th</sup> day of August, 2004.

This decision was put on the record

August 3, 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



ORIGINAL

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

RECEIVED  
JUL 30 2004  
JEFFERSON COUNTY  
BOARD OF EQUALIZATION

Docket Number: 43016  
County Schedule Number: 091421

STIPULATION (As To Tax Year 2003 Actual Value)

Hartley-Nye Ventures,  
Petitioner,

vs.

Jefferson County Board of Equalization,  
Respondent

Petitioner 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 and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as follows:  
A commercial office building located at 12345 West Alameda Avenue, Lakewood, CO
2. The subject property is classified as a commercial/office property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$1,096,900
Improvement	<u>\$4,387,500</u>
Total	\$5,484,400

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

Land	\$1,096,900
Improvement	<u>\$4,387,500</u>
Total	\$5,484,400

CLERK OF BOARD OF ASSESSMENT APPEALS

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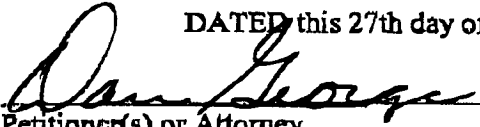
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JEFFERSON COUNTY  
BOARD OF EQUALIZATION

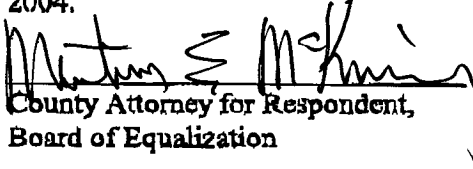
5. After further review and negotiation, Petitioner and Board of Equalization agree the following tax year 2003 actual value for the subject property:

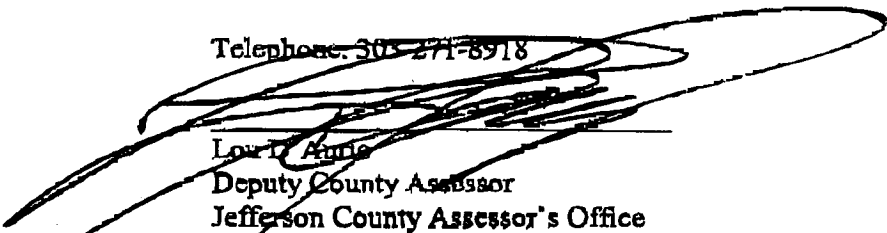
Land	\$1,041,600
Improvement	\$4,166,200
Total	\$5,207,800

- 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:  
This stipulation equalizes the 2003 and 2004 actual values. The values were lowered based on the financial and operating statements submitted.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 30, 2004, at 1:00 p.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

DATED this 27th day of July 2004.

  
 Petitioner(s) or Attorney,  
 Dan George  
 Tax Agent  
 1<sup>st</sup> Nat Real Estate Services, Inc.  
 2255 South Wadsworth Boulevard  
 Suite 108  
 Lakewood, CO 80227  
 Telephone: 720-962-5750

  
 County Attorney for Respondent,  
 Board of Equalization  
 Address:  
 100 Jefferson County Parkway  
 Golden, Colorado 80419  
 Telephone: 303-271-8918

  
 Lou D. Austin  
 Deputy County Assessor  
 Jefferson County Assessor's Office  
 100 Jefferson County Parkway  
 Golden, Colorado 80419-2500  
 Telephone: 303-271-8639

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