

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>GEORGE P. HEINRICH,</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., Ste. 108 Lakewood, CO 80227</p> <p>Phone Number: 720.962.5750</p>	<p>Docket Number: 43024</p>
<p>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.: 136305

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:	\$ 251,200.00
Improvements:	\$1,004,600.00
Total:	\$1,255,800.00

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 1st day of December, 2004.

This decision was put on the record

November 30, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

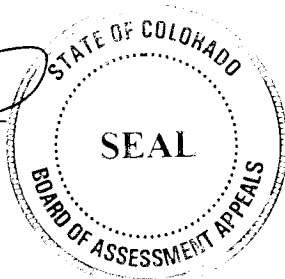
Karen E. Hart

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



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 43024
County Schedule Number: 136305

STIPULATION (As To Tax Year 2003)

George P. Heinrich
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:
Office land and improvements located at 1350 Independence St., 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	\$ 325,200
Improvement	<u>\$ 1,301,000</u>
Total	\$ 1,626,200

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

Land	\$ 325,200
Improvement	<u>\$ 998,000</u>
Total	\$ 1,323,200

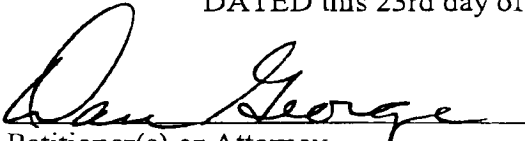
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- 5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2003 actual value for the subject property:

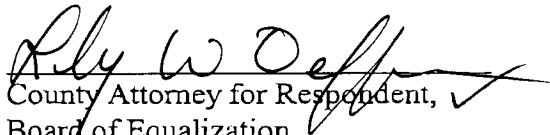
Land	\$ 251,200
Improvement	\$ <u>1,004,600</u>
Total	\$ 1,255,800

- 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:
Reappraisal of the property in connection with the 2004 Protest resulted in the adjusted value.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 12, 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).

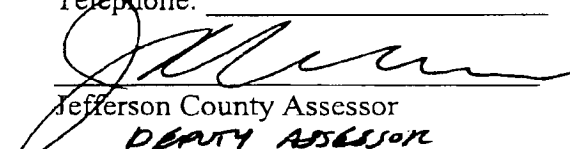
DATED this 23rd day of November, 2004


 Petitioner(s) or Attorney

Address:
1st Net Real Estate Service
2255 S. Wadsworth Ave #100
Lakewood CO 80227
 Telephone: 720-962-5750


 County Attorney for Respondent,
 Board of Equalization

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


 Jefferson County Assessor
DEPUTY ASSESSOR

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

Docket Number: 43024
 Schedule Number: 136305

Telephone: 303-271-8658