

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>NEWMAN FAMILY PARTNERSHIP,</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: Property Tax Advisors Inc Beldon Wright</p> <p>Address: 3090 S. Jamaica Ct #200 Aurora, CO 80014</p> <p>Phone Number: (303) 368-0500</p>	<p>Docket Number: 43100</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.: 009850

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	\$ 232,820.00
Improvements	\$ <u>931,280.00</u>
Total	\$1,164,100.00

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.

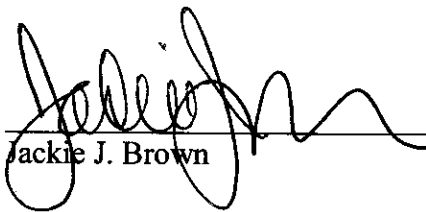
The Jefferson County Assessor is directed to change his/her records accordingly.

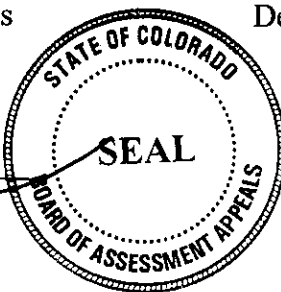
DATED/MAILED this 21st day of May, 2004.

This decision was put on the record

May 20, 2004

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


Jackie J. Brown



BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach

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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 43100
County Schedule Number: 009850

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

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STIPULATION (As To Tax Year 2003 Actual Value)

NEWMAN FAMILY PARTNERSHIP
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:
5891 Nolan Street, Arvada CO 80003
2. The subject property is classified as industrial property.
- 3.
4. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$ 275,200
Improvement	<u>\$1,100,700</u>
Total	\$1,375,900

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

Land	\$ 275,200
Improvement	<u>\$1,100,700</u>
Total	\$1,375,900

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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:

Land	\$ 232,820
Improvement	\$ 931,280
Total	\$1,164,100

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

8. Brief narrative as to why the reduction was made:
Adjustment to value given after consideration of actual income and expense information submitted by owner's agent.

9. Petitioner agrees to withdraw the 2003 appeal of schedule #000849.

10. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 14, 2004 at 3:00 P.M. be vacated.

DATED this 17th day of May 2004.

Feldon Knight, Agent
Petitioner(s) or Attorney

Deby Wong
County Attorney for Respondent,
Board of Equalization

PROPERTY TAX ADVISORS, J.V.
Address: 3080 S. Jamaica Ct., Suite 200
Aurora, CO 80014
(303) 368-0500

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone: _____

Telephone: _____

[Signature]
Jefferson County Assessor

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

Docket Number 43100
Schedule Number 009850

Telephone: 303-271-8639