

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: REALTY MANAGEMENT 5, LLC., ET AL, v. Respondent: JEFERSON COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Beldon Wright Property Tax Advisors, Inc. Address: 3090 S. Jamaica Ct., #200 Aurora, CO 80014 Phone Number: 303.368.0500	Docket Number: 43105
ORDER ON STIPULATION	

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.: 072246

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:	\$174,200.00
Improvements:	<u>\$697,000.00</u>
Total:	\$871,200.00

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 16th day of October, 2004.

This decision was put on the record

October 15, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

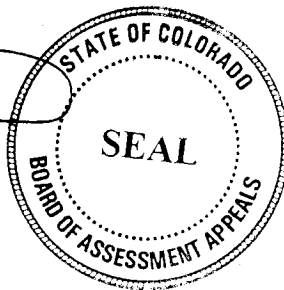
Karen E. Hart

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



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 43105
County Schedule Number: 072246

STIPULATION (As To Tax Year 2003 Actual Value)

Realty Management 5, LLC, Et Al
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

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BOARD OF ASSESSMENT APPEALS

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: an improved commercial parcel of land.
2. The subject property is classified as an office property located at 6425 Wadsworth Boulevard, Arvada, Colorado.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$ 220,800
Improvement	\$ 883,100
Total	\$1,103,900

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

Land	\$ 220,800
Improvement	\$ 883,100
Total	\$1,103,900

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	\$ 174,200
Improvement	\$ <u>697,000</u>
Total	\$ 871,200

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:
The economic characteristics of the building's garden-level space were not adequately reflected in the Assessor's Office value estimate. As a result, a reduction in value was needed.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on N/A at N/A be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals X:

DATED this 12th day of October 2004.

Dari Bozorgpour _____
 Petitioner(s) or Tax Agent

Ally W. O'Connell _____
 County Attorney for Respondent,
 Board of Equalization

Dari Bozorgpour, Tax Agent
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100 Jefferson County Parkway
 Golden, Colorado 80419
 Telephone: 303-271-8918

Jim Everson _____
 Deputy Assessor
 100 Jefferson County Parkway
 Golden, Colorado 80419-2500

Docket Number: 43105 _____
 Schedule Number: 072246 _____

Telephone: 303-271-8639