

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>SANDERS WAREHOUSE 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: Beldon Wright Property Tax Advisors, Inc.</p> <p>Address: 3090 S. Jamaica Ct., #200 Aurora, CO 80014</p> <p>Phone Number: 303.368.0500</p>	<p>Docket Number: 43109</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.: 436278

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:	\$ 748,000.00
Improvements:	<u>\$2,992,000.00</u>
Total:	\$3,740,000.00

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 15th day of March, 2005.

This decision was put on the record

March 14, 2005

BOARD OF ASSESSMENT APPEALS

Karen E. Hart

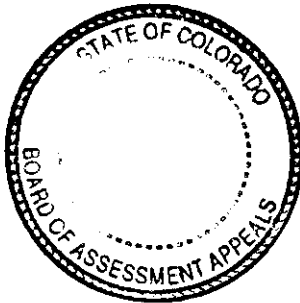
Karen E. Hart

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: 43109
County Schedule Number: 436278

STIPULATION (As To Tax Year 2003 Actual Value)

**Sanders Warehouse 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:
10201 West 49th Avenue, Wheat Ridge, CO 80033
2. The subject property is classified as industrial property.
3. The County Assessor originally assigned the following actual value to the subject property

Land	\$ 818,900
Improvement	<u>\$3,275,500</u>
Total	\$4,094,400

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

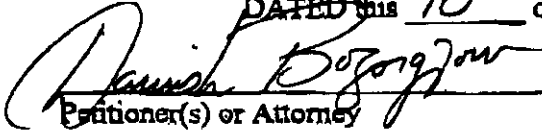
Land	\$ 760,000
Improvement	<u>\$3,040,000</u>
Total	\$3,800,000

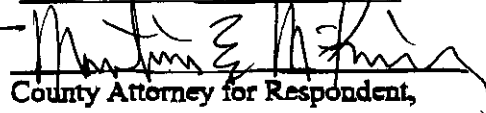
5. After further review and negotiation, Petitioner(s) and Board of County Commissioners agree to the following actual value for the subject property for tax year 2003 :

Land	\$ 748,000
Improvement	<u>\$2,992,000</u>
Total	\$3,740,000

6. Brief narrative as to why the reduction was made:
Consideration given to information submitted by Petitioner's agent.
7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 5, 2005 at 3:00 PM be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

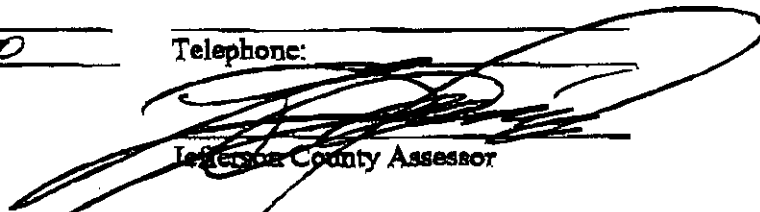
DATED this 10th day of March 2005


Petitioner(s) or Attorney


County Attorney for Respondent,
Board of County Commissioners

Address:
Property Tax Advisors, Inc.
390 S. Jamaica Ct. Suite 200
Aurora, CO 80014
Telephone: 303-368-0800

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


Jefferson County Assessor

Address:
100 Jefferson County Parkway
Golden, Colorado 80419-2500
Telephone: 303-271-8639

Docket Number 43109
Schedule Number 436278