

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JOHN H. HARLAND COMPANY,</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: Thomas E. Downey, Jr., Esq. Downey & Knickrehm</p> <p>Address: 733 East Eighth Avenue Denver, CO 80203</p> <p>Phone Number: 303.813.1111</p>	<p>Docket Number: 43157</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.: 038111

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:	\$ 820,000.00
Improvements:	<u>\$3,280,000.00</u>
Total:	\$4,100,000.00

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 6th day of October, 2004.

This decision was put on the record

October 5, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

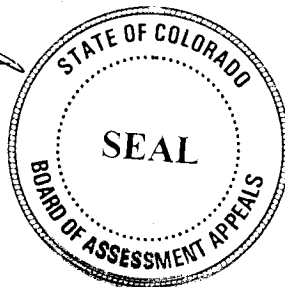
Karen E. Hart

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: 43157
County Schedule Number: 038111

STIPULATION (As To Tax Year 2003 Actual Value)

John H. Harland Company
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:
11100 West 8th Avenue, Lakewood CO 80215
2. The subject property is classified as industrial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$1,275,300
Improvement	\$5,101,400
Total	\$6,376,700

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

Land	\$1,146,570
Improvement	\$4,586,280
Total	\$5,732,850

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

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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	\$ 820,000
Improvement	<u>\$3,280,000</u>
Total	\$4,100,000

- 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:
Consideration given to information submitted by agent and condition of the property after interior/exterior physical inspection.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 19, 2004 at 8:30 AM be vacated.

DATED this 29th day of September 2004.

Thomas E. Downey, Jr.
Petitioner(s) or Attorney

Matthew E. McFadyen
County Attorney for Respondent,
Board of Equalization

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Downey & Knickrehm PC
733 E 14TH AVENUE
DENVER, CO 80203
Telephone: 303-813-1111

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

[Signature]
Jefferson County Assessor

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

Docket Number 43157
Schedule Number 038111

Telephone: 303-271-8639