

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>COLORADO INDUSTRIAL PORTFOLIO, LLC,</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: Neil B. Oberfeld, Esq. Isaacson, Rosenbaum, Woods & Levy</p> <p>Address: 633 17th Street, Suite 2200 Denver, CO 80202</p> <p>Phone Number: 303.292.5656</p>	<p>Docket Number: 43179</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.: 401512

Category: Valuation Property Type: Industrial
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:	\$ 366,000.00
Improvements:	<u>\$1,464,000.00</u>
Total:	\$1,830,000.00

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 November, 2004.

This decision was put on the record

November 12, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

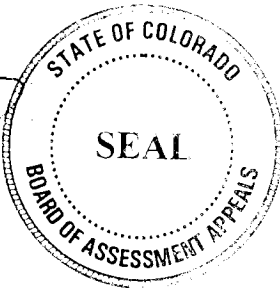
Karen E. Hart

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



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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 43179
County Schedule Number: 401512

STIPULATION (As To Tax Year 2003 Actual Value)

Colorado Industrial Portfolio, LLC
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:
10790 West 50th 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 for tax year 2003 :

Land	\$ 402,500
Improvement	<u>\$1,609,800</u>
Total	\$2,012,300

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

Land	\$ 402,500
Improvement	<u>\$1,609,800</u>
Total	\$2,012,300

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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:

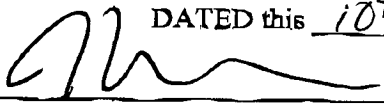
Land	\$ 366,000
Improvement	<u>\$1,464,000</u>
Total	\$1,830,000

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

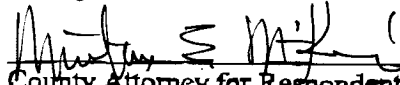
7. Brief narrative as to why the reduction was made:
Consideration given to actual rent roll information supplied by the Petitioner's agent.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 3, 2004 at 8:30 AM be vacated.

DATED this 10th day of November.



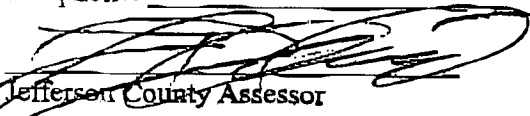
 Petitioner(s) or Attorney



 County Attorney for Respondent,
 Board of Equalization

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Address:
 100 Jefferson County Parkway
 Golden, Colorado 80419

Telephone: _____


 Jefferson County Assessor

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

Docket Number 43179
Schedule Number 401512

Telephone: 303-271-8639