

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: GJG MARSHALL LTD LLC, v. Respondent: JEFFERSON COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: George Granato Gjg Marshall Ltd Llc Address: 3785 Marshall St Wheat Ridge, CO 80033 Phone Number: 303-431-6646	Docket Number: 43265
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.: 025270
Category: Valuation Property Type: Commercial Real
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:

Total Value: \$191,600
(Reference Attached Stipulation)

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 AND MAILED this 17th day of June 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record
June 16, 2005

Karen E Hart

Karen E. Hart

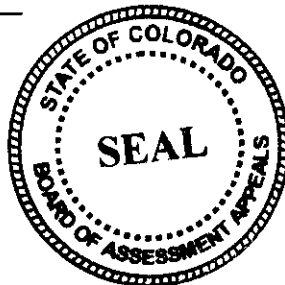
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Keela Steele

Keela Steele



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JUN 09 2005

JEFFERSON COUNTY BOARD OF EQUALIZATION

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

Docket Number: 43265 Single County Schedule Number: 025270

STIPULATION (As to Tax Year 2003 Actual Value)

GJG MARSHALL LTD 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: 3785 MARSHALL ST. WHEAT RIDGE, CO 80033

2. The subject property is classified as COMMERCIAL (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Table with 2 columns: Category, Value. Rows: Land (\$ 49,700.00), Improvements (\$ 198,600.00), Total (\$ 248,300.00)

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

Table with 2 columns: Category, Value. Rows: Land (\$ 49,700.00), Improvements (\$ 198,600.00), Total (\$ 248,300.00)

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

Land	\$	<u>38,300.00</u>
Improvements	\$	<u>153,300.00</u>
Total	\$	<u>191,600.00</u>

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:
AN ADMINISTRATIVE ADJUSTMENT FOR 2003 HAS BEEN MADE

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on JUNE 28, 2005 (date) at 1:00PM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 2ND day of JUNE, 2005.

George Granato
Petitioner(s) or Agent or Attorney

Mark E. McKinley
County Attorney for Respondent,
Board of Equalization

Address:
GJG MARSHALL LTD LLC
GEORGE GRANATO
3785 MARSHALL ST
WHEAT RIDGE, CO 80033
Telephone: 303-431-6646

Address:
100 JEFFERSON COUNTY PKWY
GOLDEN, CO 80419
Telephone: 303-271-8600

~~County Assessor~~

Address:
100 JEFFERSON COUNTY PKWY
GOLDEN, CO 80419
Telephone: 303-271-8639

Docket Number 43265