

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>NEENAN CO./GR DEVELOPMENT ONE, 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: Todd J. Stevens Stevens & Associates, Inc.</p> <p>Address: 8005 S. Chester St., Ste. 340 Englewood, CO 80112</p> <p>Phone Number: 303.347.1878</p>	<p>Docket Number: 43280</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.: 434460

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:	\$1,030,000.00
Improvements:	<u>\$4,120,000.00</u>
Total:	\$5,150,000.00

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 12th day of August, 2004.

This decision was put on the record

August 11, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

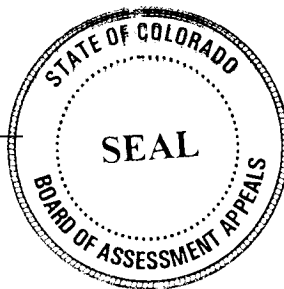
Karen E. Hart

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: 43280
County Schedule Number: 434460

STIPULATION (As To Tax Year 2003 Actual Value)

GR Development One, 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:
An improved commercial property located at 500 Golden Ridge Road, Golden, Colorado
2. The subject property is classified as an office property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$1,104,700
Improvement	<u>\$4,418,660</u>
Total	\$5,523,360

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

Land	\$1,104,700
Improvement	<u>\$4,418,660</u>
Total	\$5,523,360

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

Land	\$1,030,000
Improvement	<u>\$4,120,000</u>
Total	\$5,150,000

- 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:
The original value estimate did not reflect 8,851 SF of unfinished, vacant space and 2,269 SF of warehouse area that was previously classified as office space. The new area information was obtained during the appraiser's site inspection.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 2, 2004, at 1:00 p.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

DATED this 30th day of July 2004.

 Petitioner(s) or Attorney
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Docket Number: 43283
Schedule Number: 434460

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 Board of Equalization

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