

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: PRINCIPAL LIFE INSURANCE COMPANY, v. Respondent: JEFFERSON COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Peter Holmes Asset Tax Consulting Group Address: Po Box 590773 San Francisco, CA 94159 Phone Number: 415-752-3340	Docket Number: 43317
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.: 426967
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: \$7,315,000

(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 June 3, 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

June 1, 2005

Karen E Hart

Karen E. Hart

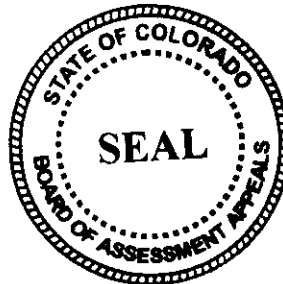
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Keela Steele

Keela Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 43317
County Schedule Number: 426967

STIPULATION (As To Tax Year 2003 Actual Value)

Principal Life Insurance 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:
Commercial office land and building located at 16163 W. 45th Drive, Golden, Colorado.
2. The subject property is classified as commercial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$1,761,400
Improvement	<u>\$7,045,500</u>
Total	\$8,806,900

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

Land	\$1,761,400
Improvement	<u>\$7,045,500</u>
Total	\$8,806,900

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	\$1,463,000
Improvement	<u>\$5,852,000</u>
Total	\$7,315,000

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:
Actual income and expense information supports the adjusted value.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 28, 2005 at 3:00 P.M. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

DATED this 19th day of May, 2005

Peter Offenes Agent
Petitioner(s) or Attorney

Martin E. McPherson
County Attorney for Respondent,
Board of Equalization

Address:
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Telephone: 415 782 3340

Address:
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Golden, Colorado 80419

Telephone: _____
[Signature]
Jefferson County Assessor

Address:
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Golden, Colorado 80419-2500

Docket Number 43317

Telephone: 303-271-8658

Schedule Number 426967