

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**  
1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**GOOD VENTURE LLC,**

v.

Respondent:

**JEFFERSON COUNTY BOARD OF  
EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

**Docket Number: 44518**

Name: Kenneth Wall  
Elite Property Services, Inc.  
Address: 6000 East Evans Ave., Ste. I-426  
Denver, CO 80222  
Phone Number: 303.355.5871

**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.: 038858**

**Category: Valuation      Property Type: Commercial**

2. Petitioner is protesting the 2004 actual value of the subject property.

3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Land:	\$177,600.00
Improvements:	<u>\$710,400.00</u>
Total:	\$888,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2004 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 10<sup>th</sup> day of March, 2005.

This decision was put on the record

March 9, 2005

**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: 44517, 44518, 44519, 44516  
County Schedule Numbers: 038793, 038858, 135604 and 109564

STIPULATION (As To Tax Year 2004 Actual Value)

GOOD VENTURE LLC  
Petitioner,

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION  
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2004 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:

- The property subject to this Stipulation is described as follows:  
16000 West 5<sup>th</sup> Avenue, 16035 W. 4<sup>th</sup> Avenue, 15865 W. 5<sup>th</sup> Avenue and 16015 5<sup>th</sup> Avenue
- The subject property is classified as industrial property.
- The County Assessor originally assigned the following actual value to the subject property

Schedule #	038793	038858	135604	109564
Land	\$170,500	\$ 215,400	\$168,300	\$174,540
Improvement	\$682,200	\$ 861,700	\$673,200	\$491,000
Total	\$852,700	\$1,077,100	\$841,500	\$665,540

- After a timely appeal to the County Board of Equalization, the County Board of Equalization valued the property as follows:

Schedule #	038793	038858	135604	109564
Land	\$170,500	\$ 215,400	\$168,300	\$174,540
Improvement	\$682,200	\$ 861,700	\$673,200	\$491,000
Total	\$852,700	\$1,077,100	\$841,500	\$665,540

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5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following actual value(s) for the subject property(s) for tax year 2004 :

Schedule	038793	038858	135604	109564
Land	\$138,750	\$177,600	\$138,750	\$231,310
Improvement	\$555,000	\$710,400	\$555,000	\$318,310
Total	\$693,750	\$888,000	\$693,750	\$549,620

6. Brief narrative as to why the reduction was made:  
Value adjusted based on actual income and expense information provided by the owner.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on \_\_\_\_\_ (date) at \_\_\_\_\_ (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals X (check if appropriate).

DATED this 3<sup>rd</sup> day of March 2005.

David Segman  
Petitioner(s) or Attorney

Rly W Oep  
County Attorney for Respondent,  
Board of County Commissioners

Address:  
6000 E. Evans Ave  
STE 1-426 DENVER CO  
80222  
Telephone: 303 355 5871

Address:  
100 Jefferson County Parkway  
Golden, Colorado 80419

Telephone: \_\_\_\_\_

[Signature]  
Jefferson County Assessor

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

Docket Number 44517, 44518, 44519, 44516 Telephone: 303-271-8639  
Schedule Numbers 038793, 038858, 135604, 109564