

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**SHERIDAN COMMERCIAL, INC.,**

v.

Respondent:

**JEFFERSON COUNTY BOARD OF COMMISSIONERS.**

Attorney or Party Without Attorney for the Petitioner:

Name: Todd Stevens, Stevens and Associates  
Address: 7950 South Lincoln Street, Suite 1100  
Littleton, Colorado 80122  
Phone Number: (303) 347-1878  
E-mail:  
Attorney Registration No.:

Docket Number: 38034

**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:

**9191 SHERIDAN BOULEVARD  
JEFFERSON COUNTY SCHEDULE NO. 065240**

2. Petitioner is protesting the 1999 and 2000 actual value of the subject property.

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 38034  
County Schedule Number: 065240

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BOARD OF ASSESSMENT APPEALS

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**STIPULATION (As To Tax Year(s) 1999, 2000, Actual Value)**  
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Sheridan Commercial, Inc.  
Petitioner(s),

vs.

**JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS**  
Respondent.  
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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year(s) 1999, and 2000, 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:  
a commercial property located at 9191 Sheridan Boulevard.  
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2. The subject property is classified as an office property (what type).

3. The County Assessor originally assigned the following actual value to the subject property:

|              | <u>1999</u>         | <u>2000</u>         |
|--------------|---------------------|---------------------|
| Land         | \$ <u>623,600</u>   | \$ <u>623,600</u>   |
| Improvements | \$ <u>2,494,500</u> | \$ <u>2,494,500</u> |
| Total        | \$ <u>3,118,100</u> | \$ <u>3,118,100</u> |

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

5.

|              | <u>1999</u>         | <u>2000</u>         |
|--------------|---------------------|---------------------|
| Land         | \$ <u>602,800</u>   | \$ <u>602,800</u>   |
| Improvements | \$ <u>2,411,000</u> | \$ <u>2,411,000</u> |
| Total        | \$ <u>3,013,800</u> | \$ <u>3,013,800</u> |

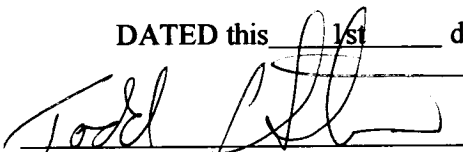
5. After further review and negotiation, Petitioner(s) and Board of County Commissioners agree to the following actual value for the subject property for tax year(s) 1999 and 2000:

|              | <u>1999</u>         | <u>2000</u>         |
|--------------|---------------------|---------------------|
| Land         | \$ <u>595,240</u>   | \$ <u>595,240</u>   |
| Improvements | \$ <u>2,380,960</u> | \$ <u>2,380,960</u> |
| Total        | \$ <u>2,976,200</u> | \$ <u>2,976,200</u> |


6. Brief narrative as to why the reduction was made:  
Actual income and expenses were provided and reviewed. The building was remeasured and corrections were made.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 9, 2001 (date) at 8:30 a.m. (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals    (check if appropriate).

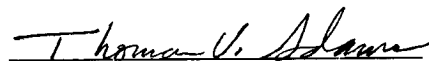
DATED this 1st day of August, 2001.

  
Petitioner(s) or Attorney

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Board of County Commissioners

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County Assessor

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