

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>FIRSTBANK OF COLORADO,</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: Tax Profile Services, Inc. Address: 2525 16th Street, Suite 225 Denver, CO 80211 Phone Number: (303) 477-4504 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 39588</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.: 419554 and 419556
Category: Valuation **Property Type: Commercial**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$1,600,700.00
Improvements	<u>\$6,400,000.00</u>
Total	\$8,000,700.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The Jefferson County Assessor is directed to change his records accordingly.

DATED/MAILED this 10th day of August, 2002.

This decision was put on the record

August 9, 2002

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

Penny S. Bunnell
Penny S. Bunnell

Docket Number: 39588



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 39588
County Schedule Numbers: 419556 and 419554

STIPULATION (As To Tax Year 2001 Actual Value)

FIRSTBANK
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2001 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 improved property subject to this Stipulation is described as follows:
Office land and improvements at 12345 West Colfax Avenue, Lakewood, Colorado.
- The 2001 actual value of associated vacant land Schedule Number 419554 was \$700. Petitioner(s) and Board of Equalization agree that the 2001 actual value for this Schedule Number is \$700.
- Schedule number 419556 is classified as commercial property.
- The County Assessor originally assigned the following actual value to Schedule number 419556 for tax year 2001:

Land	\$ 1,629,900
Improvement	\$ 6,519,700
Total	\$ 8,149,600
- After a timely appeal to the Board of Equalization, the Board of Equalization valued Schedule number 419556 as follows:

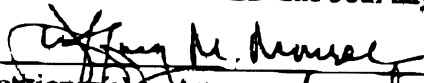
Land	\$ 1,629,000
Improvement	\$ 6,519,000
Total	\$ 8,149,600

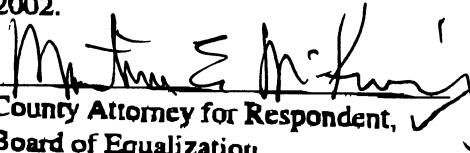
- 6. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2001 actual value for the Schedule number 419556:
- 7.

Land	\$1,600,000
Improvement	<u>\$6,400,000</u>
Total	\$8,000,000

- 8. The valuations, as established above, shall be binding only with respect to tax year 2001.
- 9. Brief narrative as to why the reduction was made:
The calculation of the Assessor's value by the income approach was adjusted for a difference in net rentable area after an interior property inspection.
- 10. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 13, 2002 at 8:30 A.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 2002.


 Petitioner(s) or Attorney Agent


 County Attorney for Respondent,
 Board of Equalization

Address:
Tax Profile Service, Inc
2525 16th Ste 275
Denver CO 80211
 Telephone: 303-477-4525

Address:
 100 Jefferson County Parkway
 Golden, Colorado 80419
 Telephone: _____


 County Assessor

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

Docket Number 39588
 Schedule Numbers 419556 and 419554

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