

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>FIRST INDUSTRIAL LP,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Dan George Bridge &amp; Associates Address: P.O. Box 280367 Lakewood, CO 80228 Phone Number: 303-757-1799 Attorney Reg. No.:</p>	<p><b>Docket Number: 39655</b></p>
<p><b>ORDER ON STIPULATION</b></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 Nos.: 109486 & 109487**

**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:

**SEE ATTACHED STIPULATION**

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 29<sup>th</sup> day of October, 2002.

This decision was put on the record

October 28, 2002

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

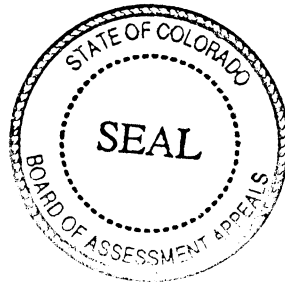
Karen E. Hart

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

*Judy A. Venable*  
Judy A. Venable



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 39655  
County Schedule Number: 109486 & 109487

STIPULATION (As To Tax Year 2001 Actual Value)

First Industrial LP  
Petitioner,

vs.

Jefferson County Board of Equalization,  
Respondent.

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STATE OF COLORADO

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 property subject to this Stipulation is described as follows:  
833 Parfet Street and 11005 West 8<sup>th</sup> Avenue, Lakewood CO
- The subject property is classified as commercial property.
- The County Assessor originally assigned the following actual value to the subject property for tax year 2001 :

	Schedule #109486	Schedule #109487
Land	\$ 244,100	\$ 240,600
Improvement	\$ 976,600	\$ 962,200
Total	\$1,220,700	\$1,202,800

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

	Schedule # 109486	Schedule #109487
Land	\$ 244,100	\$ 240,600
Improvement	\$ 976,600	\$ 962,200
Total	\$1,220,700	\$1,202,800

5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2001 actual value for the subject property:

	Schedule #109486	Schedule #109487
Land	\$ 221,630	\$ 218,370
Improvement	\$ 886,520	\$ 873,480
Total	\$1,108,150	\$1,091,850

6. The valuation, as established above, shall be binding only with respect to tax year 2001.

7. Brief narrative as to why the reduction was made:  
Consideration given to actual income and expense information submitted by the Petitioner's agent.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 10<sup>th</sup>, 2002 at 1:00 PM be vacated.

DATED this 23 day of October

[Signature]  
Petitioner(s) or Attorney

[Signature]  
County Attorney for Respondent,  
Board of Equalization

Address:  
820 Simms #12  
Golden Co 80401  
Telephone: 303-237-6997

Address:  
100 Jefferson County Parkway  
Golden, Colorado 80419  
Telephone: \_\_\_\_\_

[Signature]  
Jefferson County Assessor

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

Docket Number 39655  
Schedule Number 109486 & 109487

Telephone: 303-271-8654