

<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: 39656</b></p>
<p style="text-align: center;"><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 No.: 109488**

**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	\$ 400,000.00
Improvements	<u>\$1,600,000.00</u>
Total	\$2,000,000.00

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

This decision was put on the record

October 28, 2002

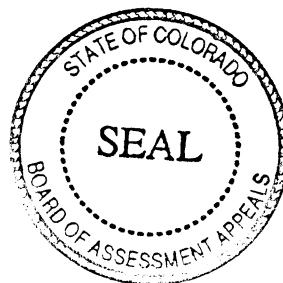
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Judy A. Venable  
Judy A. Venable

**BOARD OF ASSESSMENT APPEALS**

Karen E. Hart  
Karen E. Hart

Debra A. Baumbach  
Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 39656  
County Schedule Number: 109488

**STIPULATION (As To Tax Year 2001 Actual Value)**

**First Industrial LP  
Petitioner,**

vs.

**Jefferson County Board of Equalization,  
Respondent.**

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:

1. The property subject to this Stipulation is described as follows:  
875 Parfet Street, Lakewood CO
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 2001 :

Land	\$ 465,200
Improvement	\$1,860,600
Total	\$2,325,800

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

Land	\$ 465,200
Improvement	\$1,860,600
Total	\$2,325,800

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BOARD OF ASSESSMENT APPEALS

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:

Land	\$ 400,000
Improvement	\$1,600,000
Total	\$2,000,000

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 3:00 PM be vacated.

DATED this 23 day of October

[Signature]  
Petitioner(s) or Attorney

[Signature]  
County Attorney for Respondent,  
Board of Equalization

Address:  
820 [unclear] #12  
Golden CO 80401

Address:  
100 Jefferson County Parkway  
Golden, Colorado 80419

Telephone: 303-237-6897

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

[Signature]  
Jefferson County Assessor

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

Docket Number 39656  
Schedule Number 109488

Telephone: 303-271-8654