

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ELFLINE PLUMBING & HEATING INC.,</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: Mr. Beldon Wright Property Tax Advisors, Inc.</p> <p>Address: 3090 S. Jamaica Court, Suite 204 Aurora, Colorado 80014</p> <p>Phone Number: 303-368-0500</p>	<p>Docket Number: 39793</p>
<p align="center">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.: 043651

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	\$ 99,900.00
Improvements	<u>\$399,800.00</u>
Total	\$499,700.00

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 8th day of November, 2002.

This decision was put on the record

November 7, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

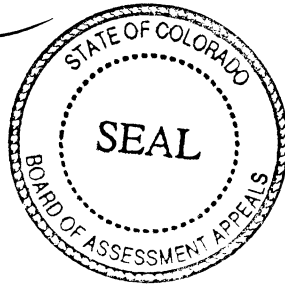
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach

Debra A. Baumbach

Marian F. Brennan

Marian F. Brennan



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 39793
County Schedule Number: 043651

STIPULATION (As To Tax Year 2001 Actual Value)

Elfine Plumbing & Heating Inc
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:
12198 West 50th Place, Wheat Ridge, 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	\$125,700
Improvement	\$502,700
Total	\$628,400

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

Land	\$104,300
Improvement	\$417,400
Total	\$521,700

- 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	\$ 99,900
Improvement	\$399,800
Total	\$499,700

- 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 the 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 11th at 3:00 PM be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

DATED this 6th day of November 2002.

[Signature]

 Petitioner(s) or Attorney

[Signature]

 County Attorney for Respondent,
 Board of Equalization

Address:
 PROPERTY TAX ADVISORS, INC.
 2090 S. Jamaica Ct., Suite 204
 Aurora, CO 80014
 (303) 368-0500
 Telephone: _____

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

[Signature]

 Jefferson County Assessor

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

Docket Number 39793
 Schedule Number 043651

Telephone: 303-271-8654