

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>EMPORIA STREET WAREHOUSE PARTNERSHIP,</p> <p>v.</p> <p>Respondent:</p> <p>JEFFERSON COUNTY BOARD OF COMMISSIONERS.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Ray J. Meissner Meissner Associates</p> <p>Address: P.O. Box 260408 Littleton, CO 80126-0408</p> <p>Phone Number: (303) 649-9550</p> <p>Attorney Reg. No.:</p>	<p>Docket Number: 40132</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.: 406714

Category: Abatement

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	\$182,000.00
Improvements	<u>\$728,000.00</u>
Total	\$910,000.00

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/her records accordingly.

DATED/MAILED this 20th day of December, 2002.

This decision was put on the record

December 19, 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. Lowenthal
Penny S. Lowenthal



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 40132
County Schedule Number: 406714

STIPULATION (As To Tax Year 2001 Actual Value)

Emporia Street Warehouse Partnership
Petitioner,

vs.

Jefferson County Board of County Commissioners
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:
"Brakes Plus"
5800 South Kipling Parkway
Littleton, Co. 80127
2. The subject property is classified as Commerical property. (what type).
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2001 :

Land	\$ <u>222,700</u>
Improvement	\$ <u>890,800</u>
Total	\$ <u>1,113,500</u>

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

Land	\$ <u>222,700</u>
Improvement	\$ <u>890,800</u>
Total	\$ <u>1,113,500</u>

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

Land	\$ <u>182,000</u>
Improvement	\$ <u>728,000</u>
Total	\$ <u>910,000</u>

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:
Acutal income information provided by the property owner indicates a lower value.
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8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 6, 2003 (date) at 1:00 (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

DATED this 10th day of December, 2002.

Ray Meissner
Petitioner(s) or Attorney

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Docket Number 40132
Schedule Number 406714

Aly W. O'Connell
County Attorney for Respondent, ✓
Board of County Commissioners

Address:
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Golden, Colorado 80419

Telephone: _____

T. L. V. De...
Jefferson County Assessor

Address:
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Golden, Colorado 80419-2500

Telephone: 303-271-8653