

<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: Property Tax Advisors, Inc. Address: 3090 S. Jamaica Court, #204 Aurora, CO 80014 Phone Number: 303-368-0500</p>	<p>Docket Number: 41038</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.: 043651

Category: Valuation

Property Type: Commercial

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 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 2002 actual value of the subject property, as set forth above.

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

DATED/MAILED this 21st day of November, 2002.

This decision was put on the record

November 20, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

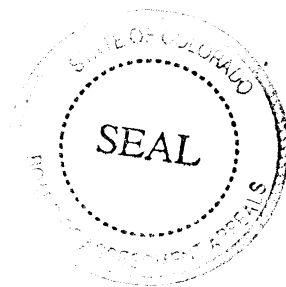
Karen E. Hart

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: ~~No docket assigned at this time~~ 41038
County Schedule Number: 043651

STIPULATION (As To Tax Year 2002 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 2002 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 2002:

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

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

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5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2002 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 2002.

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. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 18th day of November, 2002

Danish Begayou, Agent
Petitioner(s) or Attorney

Matthew E. McKinley
County Attorney for Respondent,
Board of Equalization

Address:
3090 S. Jamaica Ct.
Suite 200
Aurora, CO 80014
Telephone: 303-368-0500

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

[Signature]
Jefferson County Assessor

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

41038
Docket Number-~~Not assigned on this date~~
Schedule Number 043651

Telephone: 303-271-8654