

<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>GR DEVELOPMENT ONE LLC,</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: Stevens &amp; Associates Todd J. Stevens</p> <p>Address: 8005 Chester St., #340 Englewood, CO 80112</p> <p>Phone Number: (303)347-1878</p>	<p><b>Docket Number: 41076</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 No.: 434460**

**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	\$ 744,400.00
Improvements	<u>\$2,977,600.00</u>
Total	\$3,722,000.00

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/her records accordingly.

**DATED/MAILED** this 7<sup>th</sup> day of August, 2003.

This decision was put on the record

August 6, 2003

**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

Jackie J. Brown  
Jackie J. Brown



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 41076  
County Schedule Number: 434460

STIPULATION (As To Tax Year 2002 Actual Value)

GR Development One, LLC  
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:  
Commercial Land and improvements located at  
550 Golden Ridge Road, Golden, 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	\$ 940,010
Improvement	\$ <u>4,232,760</u>
Total	\$ 5,172,770

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

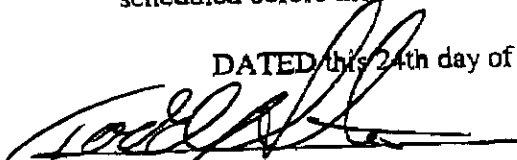
Land	\$ 940,010
Improvement	\$ <u>3,174,570</u>
Total	\$ 4,114,580

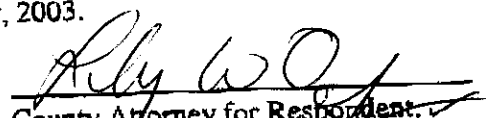
- 5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2002 actual value for the subject property:

Land	\$ 744,400
	<u>\$ 2,977,600</u>
	\$ 3,722,000

- 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:  
The value was adjusted for excess vacancy.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 22, 2003 at 8:30 A.M. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals  (check if appropriate).

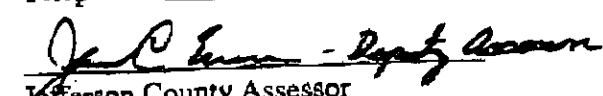
DATED this 24th day of July, 2003.

  
 \_\_\_\_\_  
 Petitioner(s) or Attorney

  
 \_\_\_\_\_  
 County Attorney for Respondent,  
 Board of Equalization

Address:  
~~8005 S. Chester Street~~  
~~Suite 340~~  
~~Englewood, CO 80112~~  
 Telephone: ~~303-347-1878~~

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

  
 \_\_\_\_\_  
 Jefferson County Assessor

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

Docket Number 41076  
 Schedule Number 434460

Telephone: 303-271-8658