

<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>NET FUND I LTD,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>JEFFERSON COUNTY BOARD OF COMMISSIONERS.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Stevens &amp; Associates Todd J. Stevens</p> <p>Address: 8005 S. Chester St., #340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p><b>Docket Number: 41175</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.: 407923**

**Category: Refund/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	\$ 669,480.00
Improvements	<u>\$2,677,920.00</u>
Total	\$3,347,400.00

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 14<sup>th</sup> day of January, 2004.

This decision was put on the record

January 13, 2004

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

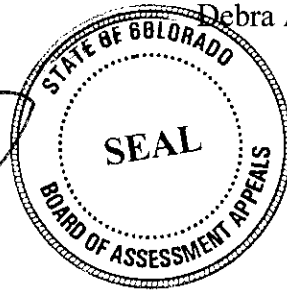
*Debra A. Baumbach*

Debra A. Baumbach

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

*Jackie J. Brown*

Jackie J. Brown



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JEFFERSON COUNTY  
BOARD OF EQUALIZATION

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 41175 and 41261  
County Schedule Number: 407923

STIPULATION (As To Tax Years 2001 and 2002 Actual Value)

Net Fund I, Ltd.  
Petitioner,

vs.

Jefferson County Board of County Commissioners  
Respondent.

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax years 2001 and 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:  
Office and industrial land and improvements located at 7233 Church Ranch Blvd., Westminster, Colorado.
2. The subject property was classified as Commercial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax years 2001 and 2002 :

Land	\$ 1,164,700
Improvement	\$ <u>4,658,900</u>
Total	\$ 5,823,600

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

Land	\$ 1,164,700
Improvement	\$ <u>4,658,900</u>
Total	\$ 5,823,600

- 5. After further review and negotiation, Petitioner(s) and the Board of County Commissioners agree to the following tax year 2001 and 2002 actual value for the subject property:

Land	\$ 669,480
Improvement	\$ <u>2,677,920</u>
Total	\$ 3,347,400

- 6. The valuation, as established above, shall be binding only with respect to tax years 2001 and 2002.

- 7. Brief narrative as to why the reduction was made:

Actual income information that was provided by the property owner indicates a lower value.

- 8. Both parties agree that the hearings scheduled before the Board of Assessment Appeals on January 26, 2004 at 8:30 A.M. and 1:00 P.M. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

DATED this 18th day of December, 2003.

Todd J. Stevens  
Petitioner(s) or Attorney

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Martin E. King  
County Attorney for Respondent,  
Board of County Commissioners

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Telephone: \_\_\_\_\_  
[Signature]  
Jefferson County Assessor

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100 Jefferson County Parkway  
Golden, Colorado 80419-2500

Docket Numbers 41175 and 41261  
Schedule Number 407923

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