

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CHARLES B. STRONG,</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: Meissner Associates Ray J Meissner</p> <p>Address: PO Box 260408 Littleton, CO 80126-0408</p> <p>Phone Number: (303) 649-9548</p>	<p>Docket Number: 41224</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.: 035462

Category: Refund/Abatement **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	\$706,300.00
Improvements	<u>\$ 47,200.00</u>
Total	\$753,500.00

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.

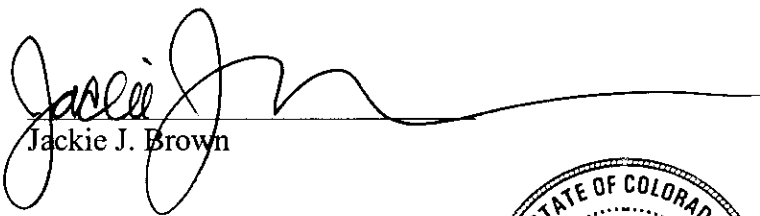
The Jefferson County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 24th day of July, 2003.


This decision was put on the record

July 23, 2003


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


Jackie J. Brown

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 41224
County Schedule Number: 035462

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STIPULATION (As To Tax Year 2002 Actual Value)

**Charles B Strong
Petitioner,**

vs.

**Jefferson County Board of County Commissioners
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:
4690 Indiana Street, Golden, CO 80403**
2. **The subject property is classified as Commerical property.**
3. **The County Assessor originally assigned the following actual value to the subject property for tax year 2002 :**

Land	\$735,510
Improvement	<u>\$ 79,250</u>
Total	\$814,760

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

Land	\$735,510
Improvement	<u>\$ 79,250</u>
Total	\$814,760

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

Land	\$706,300
Improvement	\$ 47,200
Total	\$753,500

- 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:
Land value adjusted to \$2.16 per square foot which is consistent with the 2001 recommendation by the Board of County Commissioners for land value of the related parcel on schedule # 034875. Further, adjustment to the improvement value based on change to inventory.

- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 8, 2003 at 9:30 am be vacated.

DATED this 21st day of July 2003.

Ray J. Meissner

Ray J. Meissner
Petitioner(s) or Attorney

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Docket Number 41224
Schedule Number 035462

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