

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>6790 N. SHERIDAN LLC,</p> <p>v.</p> <p>Respondent:</p> <p>ADAMS COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: 1st Net Real Estate Service Inc Dan George</p> <p>Address: 2255 S. Wadsworth Blvd. Ste. 108 Lakewood, CO 80227</p> <p>Phone Number: (720) 962-5750</p>	<p>Docket Number: 41455</p>
<p align="center">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.: 0182506319001

Category: Valuation

Property Type: Commercial

2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land	\$400,752.00
Improvements	<u>\$341,248.00</u>
Total	\$742,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

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

DATED/MAILED this 30th day of December, 2003.

This decision was put on the record

December 29, 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



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BOARD OF ASSESSMENT APPEALS

BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	
Petitioner: 6790 N. SHERIDAN, LLC,	
Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	▲ COURT USE ONLY ▲
JAMES D. ROBINSON, #5899 ADAMS COUNTY ATTORNEY Jennifer Wascak Leslie, #29457 Assistant County Attorney 450 South 4 th Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	Docket Number: 41455 County Schedule Number: 0182506319001
STIPULATION (As to Tax Year 2003 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
6790 Sheridan Blvd., Arvada, Adams County, Colorado
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 2003:

Land	\$	400,752
Improvements	\$	488,448
Total	\$	889,200

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

Land	\$	400,752
Improvements	\$	488,448
Total	\$	889,200

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2003 for the subject property:


Land	\$	400,752
Improvements	\$	341,248
Total	\$	742,000

6. The valuation, as established above, shall be binding only with respect to tax year 2003.


7. Brief narrative as to why the reduction was made: actual rents and leases support a lower value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 5, 2004, at 8:30 a.m. be vacated.

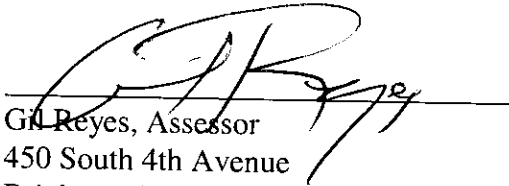
DATED this 26 day of December, 2003.



Dan George
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Docket Number: 41455