

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>RODNEY E. POLAND,</b>  v.  Respondent:  <b>JEFFERSON COUNTY BOARD OF COMMISSIONERS.</b>	
Attorney or Party Without Attorney for the Petitioner:  Name: Greg Evans Bridge & Associates Address: 390 Union Blvd., Ste. 330 Lakewood, CO 80228-1556 Phone Number: (303) 237-6997	<b>Docket Number: 42910</b>
<b>ORDER ON STIPULATION</b>	

**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.: 003253**  
  
**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:	\$100,000.00
Improvements:	<u>\$320,000.00</u>
Total:	\$420,000.00

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

**DATED/MAILED** this 15<sup>th</sup> day of March, 2005.

This decision was put on the record

March 11, 2005

**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

Keela K. Steele  
Keela K. Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 42910  
County Schedule Number: 003253

**STIPULATION (As To Tax Year 2003 Actual Value)**

Rodney E. Poland  
Petitioner,

vs.

Jefferson County Board of County Commissioners  
Respondent.

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(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as follows:  
An office building with a situs of 511 Orchard Street, Golden, Colorado
2. The subject property is classified as a commercial office property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003 :

Land	\$ 150,770
Improvement	<u>\$ 325,300</u>
Total	\$ 476,070

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

Land	\$ 150,770
Improvement	<u>\$ 325,300</u>
Total	\$ 476,070

91-2141-1-1112-16

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

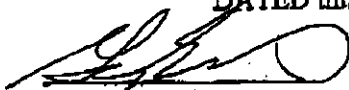
Land	\$ 100,000
Improvement	\$ 320,000
Total	\$ 420,000

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:  
The property was inspected and the building measured in response to the BAA petition. After updating the property's inventory, the value declined to \$443,070. The roof needs to be replaced at an approximate cost (estimate provided) of \$20,000, approximately \$2,000 for ceiling water damage and \$3,070 for additional tenant finish on the main level space. The adjusted value is \$420,000.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 4, 2005, at 3:00 p.m. be vacated.

DATED this 8th day of March 2005.

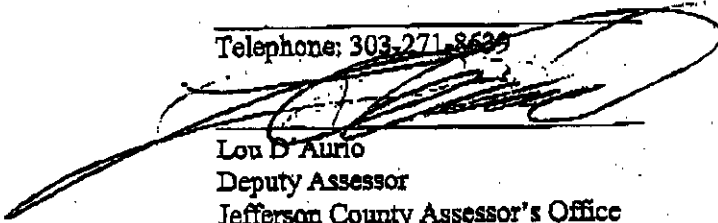


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