

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203		
Petitioner:  <b>TRUE-MOREHEAD CO.,</b>  v.  Respondent:  <b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</b>		
Attorney or Party Without Attorney for the Petitioner:  Name: Dan George 1 <sup>st</sup> Net Real Estate Services, Inc. Address: 2255 S. Wadsworth Blvd., Ste. 108 Lakewood, CO 80227 Phone Number: 720.962.5750		<b>Docket Number: 43017</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.: 148677**

**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:	\$ 259,720.00
Improvements:	<u>\$1,038,880.00</u>
Total:	\$1,298,600.00

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 21<sup>st</sup> day of December, 2004.

This decision was put on the record

December 20, 2004

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

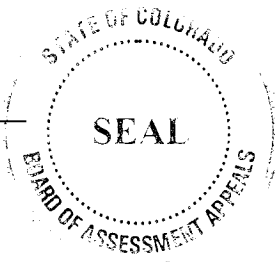
Karen E. Hart

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



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 43017  
County Schedule Number: 148677

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

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True-Morehead Co.  
Petitioner,

vs.

Jefferson County Board of Equalization.  
Respondent.

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Petitioner(s) 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:  
Office land and improvements located at 8721 Wadsworth Blvd., Arvada, 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	\$ 274,200
Improvement	<u>\$ 1,096,900</u>
Total	\$ 1,371,100

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

Land	\$ 274,200
Improvement	<u>\$ 1,096,900</u>
Total	\$ 1,371,100

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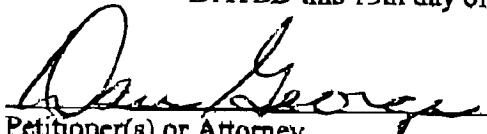
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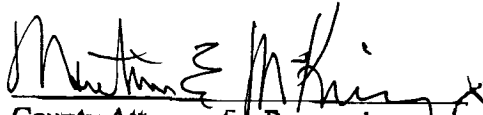
5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$ 259,720
Improvement	\$ <u>1,038,880</u>
Total	\$ 1,298,600

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 income and expense data supports the adjusted value.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 12, 2005 at 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 13th day of December, 2004

  
Petitioner(s) or Attorney

  
County Attorney for Respondent,  
Board of Equalization

Address:  
100 West Hall Estate Son, Inc  
2255 S. Wadsworth Blvd #208  
Lakewood CO 80127  
Telephone: 720 962 5750

Address:  
100 Jefferson County Parkway  
Golden, Colorado 80419

Telephone: \_\_\_\_\_

  
Jefferson County Assessor

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

Docket Number: 43017  
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Telephone: 303-271-8658