

<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>CHEROKEE PROPERTIES II,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Dan George 1<sup>st</sup> Net Real Estate Services, Inc.</p> <p>Address: 2255 S. Wadsworth Blvd., Suite 108 Lakewood, Colorado 80227</p> <p>Phone Number: 720-962-5750</p>	<p><b>Docket Number: 43020</b></p>
<p align="center"><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.: 428750**

**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	\$185,100.00
Improvements	<u>\$740,600.00</u>
Total	\$925,700.00

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 3<sup>rd</sup> day of July, 2004.

This decision was put on the record

July 2, 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

Marian F. Brennan

Marian F. Brennan



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 43020

County Schedule Number: 428750

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

**Cherokee Properties II  
Petitioner,**

vs.

**Jefferson County Board of Equalization,  
Respondent.**

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:  
5435 West 59<sup>th</sup> Avenue, Arvada, CO 80003
2. The subject property is classified as industrial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003 :

Land	\$ 205,900
Improvement	\$ <u>823,700</u>
Total	\$1,029,600

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

Land	\$ 205,900
Improvement	\$ <u>823,700</u>
Total	\$1,029,600

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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	\$185,100
Improvement	\$740,600
Total	\$925,700

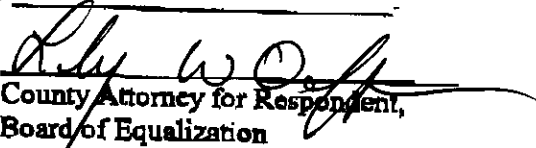
6. The valuation, as established above, shall be binding only with respect to tax year 2003.

7. Brief narrative as to why the reduction was made:  
Consideration given to actual income and expense information provided by the agent.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on \_\_\_\_\_ (date) at \_\_\_\_\_ (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals X (check if appropriate).

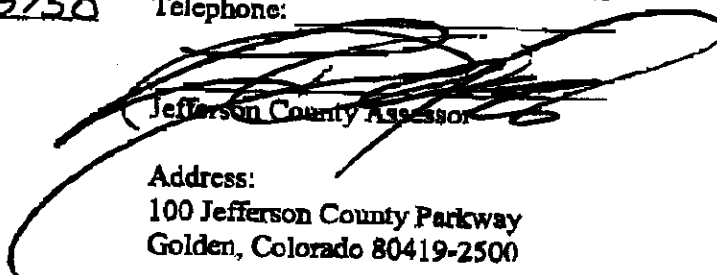
DATED this \_\_\_\_\_ day of \_\_\_\_\_

  
Petitioner(s) or Attorney

  
County Attorney for Respondent,  
Board of Equalization

Address:  
1st Nat Real Estate Serv, Inc  
2255 S Wadsworth Blvd #108  
Lakewood CO 80227  
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 43020  
Schedule Number 428750

Telephone: 303-271-8639