

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>GRAY ASSOCIATES,</p> <p>v.</p> <p>Respondent:</p> <p>JEFFERSON COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Dan George 1st Net Real Estate Services, Inc.</p> <p>Address: 2255 S. Wadsworth Blvd., Ste. 108 Lakewood, CO 80227</p> <p>Phone Number: 720.962.5750</p>	<p>Docket Number: 43025</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.: 194547

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:	\$ 320,000.00
Improvement:	<u>\$1,280,000.00</u>
Total:	\$1,600,000.00

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 4th day of October, 2004.

This decision was put on the record

September 30, 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
Keela K. Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 43025
County Schedule Number: 194547

STIPULATION (As To Tax Year 2003 Actual Value)

Gray Associates
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:
190 South Union Blvd.
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	\$ 362,400
Improvement	<u>\$1,449,700</u>
Total	\$1,812,100

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

Land	\$ 362,400
Improvement	<u>\$1,449,700</u>
Total	\$1,812,100

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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	\$ 320,000
Improvement	<u>\$1,280,000</u>
Total	\$1,600,000

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:
Consideration given to information supplied by the Petitioner's agent at the 2004 CCBOE hearing. Stipulation of 2003 value determined appropriate and consistent with that determined for the 2004, intervening year value.

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 29th day of September, 2004.

[Signature]
Petitioner(s) or Attorney

[Signature]
County Attorney for Respondent,
Board of Equalization

Address:
1st Net Real Estate, Denver
2235 A Woodworth Blvd #105
Lakewood CO 80227
Telephone: 720-962-5756

Address:
100 Jefferson County Parkway
Golden, Colorado 80419
Telephone: _____

[Signature]
Jefferson County Assessor

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

Docket Number 43025
Schedule Number 194547

Telephone: 303-271-8639