

<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>EXCEL REAL ESTATE COLFAX LLC,</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: Beldon Wright Property Tax Advisors, Inc.</p> <p>Address: 3090 S. Jamaica Court, Suite 200 Aurora, CO 80014</p> <p>Phone Number: (303) 368-0500</p>	<p><b>Docket Number: 43102</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.: 051547**

**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	\$160,000.00
Improvements	<u>\$640,000.00</u>
Total	\$800,000.00

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.

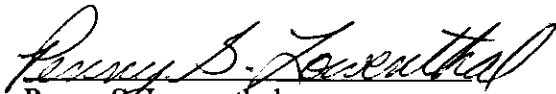
The Jefferson County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 2<sup>nd</sup> day of July, 2004.


This decision was put on the record


July 1, 2004

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

  
Penny S. Lowenthal

**BOARD OF ASSESSMENT APPEALS**

  
\_\_\_\_\_  
Karen E. Hart

  
\_\_\_\_\_  
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 43102  
County Schedule Number: 051547

STIPULATION (As To Tax Year 2003 Actual Value)

Excel Real Estate Colfax LLC  
Petitioner,

vs.

Jefferson County Board of Equalization,  
Respondent.

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BOARD OF ASSESSMENT APPEALS

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:  
Excel Yamaha  
8800 West Colfax Avenue  
Lakewood, Colorado 80215
2. The subject property is classified as commerical property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003 :

Land	<u>\$ 211,400</u>
Improvement	<u>\$ 845,800</u>
Total	<u>\$ 1,057,200</u>

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

Land	<u>\$ 211,400</u>
Improvement	<u>\$ 845,800</u>
Total	<u>\$ 1,057,200</u>

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:

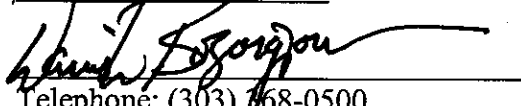
Land	\$ <u>160,000</u>
Improvement	\$ <u>640,000</u>
Total	\$ <u>800,000</u>


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: Reviewed sales approach. Adjusted subject property to a value of \$90/sf of building area.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 21, 2004 (date) at 10:30 (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

DATED this 23rd day of June, 2004.

Property Tax Advisors  
Petitioner(s) or Attorney

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Aurora, Colorado 80014

  
Telephone: (303) 768-0500

  
County Attorney for Respondent,  
Board of Equalization

Address:  
100 Jefferson County Parkway  
Golden, Colorado 80419

  
Jefferson County Assessor

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

Telephone: (303) 271-8653

Docket Number 43102  
Schedule Number 051547