

<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>CHARDAN LTD,</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 Ct., #200 Aurora, CO 80014</p> <p>Phone Number: 303.368.0500</p>	<p><b>Docket Number: 43113</b></p>
<p><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.: 409779**

**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:	\$ 350,300.00
Improvements:	<u>\$1,401,200.00</u>
Total:	\$1,751,500.00

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.

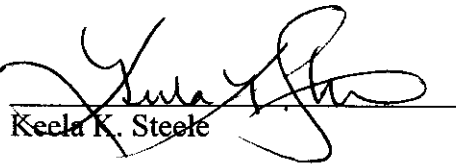
The Jefferson County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 1<sup>st</sup> day of February, 2005.


This decision was put on the record

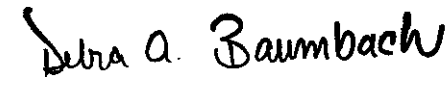
January 28, 2005

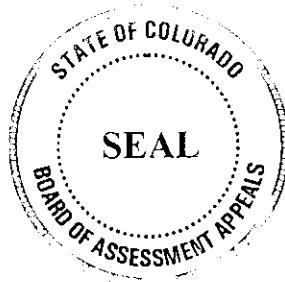
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

  
Keela K. Steele

**BOARD OF ASSESSMENT APPEALS**

  
Karen E. Hart

  
Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 43113  
County Schedule Number: 409779

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

**CHARDAN LTD**  
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:  
691 Corporate Circle, Golden, CO 80401
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	\$ 373,700
Improvement	<u>\$1,494,600</u>
Total	\$1,868,300

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

Land	\$ 373,700
Improvement	<u>\$1,494,600</u>
Total	\$1,868,300

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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	\$ 350,300
Improvement	\$1,401,200
Total	\$1,751,500

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 the actual income and expense information provided by the Petitioner's agent.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 14, 2005 at 1:00 PM be vacated.

DATED this 24<sup>th</sup> day of January, 2005

[Signature]  
Petitioner(s) or Attorney

[Signature]  
County Attorney for Respondent,  
Board of Equalization

Address:  
390 S. Tamarita Ct.  
Suite 200  
Avon, CO 80014

Address:  
100 Jefferson County Parkway  
Golden, Colorado 80419

Telephone:  
303-368-0500

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

[Signature]  
Jefferson County Assessor

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

Docket Number 43113  
Schedule Number 409779

Telephone: 303-271-8639