

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 43330</b>
Petitioner: <b>12596 LIMITED PARTNERSHIP,</b>  v.  Respondent: <b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</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.: 140789**  
  
**Category: Valuation      Property Type: Commercial Real**
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:  
  

**Total Value:            \$6,980,000**  
(Reference Attached Stipulation)
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 AND MAILED** this 16th day of July 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

July 14, 2005

*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 Steele*

Keela Steele



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Numbers: 43330 and 44562  
County Schedule Number: 140789

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STIPULATION (As To Tax Years 2003 and 2004 Actual Value)

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12596 Limited Partnership  
Petitioner,

vs.

Jefferson County Board of Equalization,  
Respondent.

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Petitioner and Respondent hereby enter into this Stipulation regarding tax years 2003 and 2004 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as a commercial property located at 12596 West Bayaud Avenue, Lakewood, CO
2. The subject property is classified as an office building.
3. The County Assessor originally assigned the following actual values to the subject property for tax years 2003 and 2004:

Land	\$1,487,400
Improvement	<u>\$5,949,800</u>
Total	\$7,437,200

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

Land	\$1,487,400
Improvement	<u>\$5,949,800</u>
Total	\$7,437,200

- 5. After further review and negotiation, Petitioner and Board of Equalization agree to the following tax years 2003 and 2004 actual value for the subject property:

Land	\$1,396,000
Improvement	<u>\$5,584,000</u>
Total	\$6,980,000

- 6. The valuation, as established above, shall be binding only with respect to tax years 2003 and 2004.
- 7. The value reduction was made because the Assessor's Office was initially unaware of office space that was going to become vacant by the valuation date (June 30, 2002).
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 15<sup>th</sup>, 2005, at 8:30 a.m. be vacated.

DATED this 13th day of July 2005.

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 Petitioner(s) or Attorney  
 12596 Limited Partnership  
 5690 DTC Boulevard, Suite 285 W  
 Greenwood Village, CO 80228  
 Telephone: Not Available

*Martin E. McKinley*  
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 County Attorney for Respondent, ✓  
 Board of Equalization  
 100 Jefferson County Parkway  
 Golden, Colorado 80419  
 Telephone: 303-271-8600

*P. Sullivan*

Patrick Sullivan  
 I agree to the terms defined  
 by the placement of my  
 signature on this document  
 2005.07.13 11:03:07 -06'00'

\_\_\_\_\_  
 Patrick C. Sullivan  
 Property Tax Agent  
 Sullivan Valuation Services Group  
 PO Box 176  
 Littleton, CO 80160

Telephone: 303-233-4000

*[Signature]*  
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 Lou D'Aurio  
 Deputy Assessor  
 Jefferson County Assessor's Office  
 100 Jefferson County Parkway  
 Golden, Colorado 80419-2500

Telephone: 303-271-8639

Docket Numbers: 43330 and 44562  
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