

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 43427</b>
Petitioner: <b>ENVIROTEST SYSTEMS CORP,</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.: 416664**  
  
**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:            \$1,850,000**  
 (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 22nd day of October 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

October 20, 2005

*Karen E Hart*

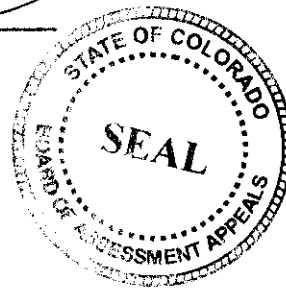
Karen E. Hart

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 Number: 43427  
County Schedule Number: 416664

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

Envirotest Systems Corp.

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:  
Office and Automotive testing land and improvements in Arvada, Colorado.
2. The subject property is classified as commercial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$ 484,400
Improvement	\$1,937,600
Total	\$2,422,000

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

Land	\$ 484,400
Improvement	\$1,937,600
Total	\$2,422,000

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	\$ 370,000
Improvement	\$1,480,000
Total	\$1,850,000

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:  
Market data supports the adjusted value.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 8, 2005 at 1:00 P.M. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_ (check if appropriate).

DATED this 14<sup>th</sup> day of October, 2005.

Petitioner(s) or Attorney

County Attorney for Respondent,  
Board of Equalization

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Address:

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Golden, Colorado 80419

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Telephone:

Jefferson County Assessor

Address:

100 Jefferson County Parkway  
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Docket Number 43427  
Schedule Number 416664

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