

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43508
Petitioner: FIRSTBANK OF COLORADO, v. Respondent: JEFFERSON COUNTY BOARD OF COMMISSIONERS.	
ORDER ON STIPULATION	

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.: 109839

Category: Abatement 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: \$4,175,000
 (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 29th day of June 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

June 28, 2005

Karen E Hart

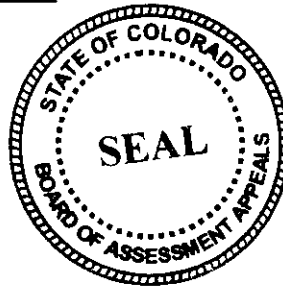
Karen E. Hart

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: 43508
County Schedule Number: 109839

STIPULATION (As To Tax Year 2003 Actual Value)

FirstBank of Colorado
Petitioner,

vs.

Jefferson County Board of Commissioners
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:
Commercial office land and building located at 4350 Wadsworth Blvd., Wheat Ridge, 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	\$ 868,700
Improvement	<u>\$3,474,900</u>
Total	\$4,343,600

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

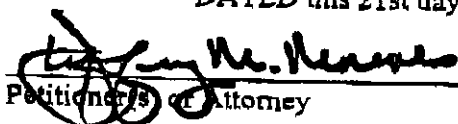
Land	\$ 868,700
Improvement	<u>\$3,474,900</u>
Total	\$4,343,600

- 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	\$ 835,000
Improvement	<u>\$3,340,000</u>
Total	\$4,175,000

- 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:
Actual income and expense information supports the adjusted value.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 14, 2005 at 3:00 P.M. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

DATED this 21st day of June, 2005



 Petitioner's Attorney

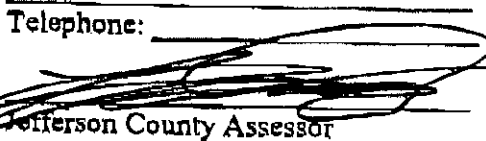


 County Attorney for Respondent,
 Board of Equalization

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 Golden, Colorado 80419

Telephone: 303.477.4504

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 Jefferson County Assessor

Address:
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 Golden, Colorado 80419-2500

Docket Number 43508

Schedule Number 109839

Telephone: 303-271-8658