

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44528</b>
Petitioner: <b>HILL INDUSTRIES LLC,</b>  v. Respondent: <b>JEFFERSON COUNTY BOARD OF COMMISSIONERS.</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.: 073707**

**Category: Abatement      Property Type: Industrial**
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:            \$1,683,400**

(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 17th day of November 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record  
November 15, 2005

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*Karen E Hart*

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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*

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Debra A. Baumbach

*Keela Steele*

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Keela Steele



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 44528  
County Schedule Number: 073707

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STIPULATION (As To Tax Years 2003 Actual Value)

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Hill Industries, LLC  
Petitioner,

vs.

Jefferson County Board of County Commissioners  
Respondent.

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax years 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:  
  
An improved industrial property located at 6301 Ralston Road, Arvada, Colorado
2. The subject property was classified as Commercial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax years 2003 :

Land	\$1,270,510
Improvement	<u>\$1,105,670</u>
Total	\$2,376,180
4. After a timely appeal to the Board of County Commissioners, the Board of County Commissioners valued the property as follows:

Land	\$ 917,590
Improvement	<u>\$1,048,170</u>
Total	\$1,965,760

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5. After further review and negotiation, Petitioner(s) and the Board of County Commissioners agree to the following tax year 2003 actual value for the subject property:

Land	\$ <u>635,230</u>
Improvement	\$ <u>1,048,170</u>
Total	\$ <u>1,683,400</u>

6. The valuation, as established above, shall be binding only with respect to tax years 2003.

7. Brief narrative as to why the reduction was made:

The value was adjusted to the indication by the cost, income and market approaches to value, with adjustments for site characteristics.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 6, 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 2nd day of November, 2005.

William A. McLain  
Petitioner(s) or Attorney

Antonio E. McKinnis  
County Attorney for Respondent,  
Board of County Commissioners

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Jefferson County Assessor

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

Telephone: 303-271-8658

Docket Number 44528  
Schedule Number 073707