

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>BEN VELDKAMP,</p> <p>v.</p> <p>Respondent:</p> <p>JEFFERSON COUNTY BOARD OF COMMISSIONERS.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: William A. McLain, Esq. Address: 3962 S. Olive Street Denver, Colorado 80237-2038 Phone Number: (303) 759-0087 E-mail: wamclain@aol.com Attorney Reg. No.: 6941</p>	<p>Docket Number: 41253</p>
<p>ORDER</p>	

THIS MATTER was heard by the Board of Assessment Appeals on October 30, 2003, Steffen A. Brown and Debra A. Baumbach presiding. Petitioner was represented by William A. McLain, Esq. Respondent was represented by Lily W. Oeffler, Esq.

PROPERTY DESCRIPTION:

Subject property is described as follows:

**9485 West Colfax, Lakewood, Colorado
(Jefferson County Schedule No. 051771)**

Petitioner is requesting an abatement/refund of taxes on the subject property for tax years 2001 and 2002. The subject commercial property is located at 9485 West Colfax in Lakewood, Colorado.

FINDINGS OF FACT:

1. The parties agreed to the following stipulated values for tax years 2001 and 2002:

Land:	\$136,400.00
Improvements:	<u>\$545,600.00</u>
Total:	\$682,000.00

ORDER:

Respondent is ordered to cause an abatement/refund to Petitioner, based on a 2001 and 2002 actual value for the subject property of \$682,000.00, with \$136,400.00 allocated to land and \$545,600.00 allocated to improvements.

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

APPEAL:

Petitioner may petition the Court of Appeals for judicial review within 45 days from the date of this decision.

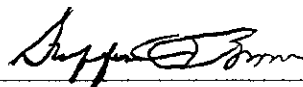
In addition, if the decision of the Board is against the Respondent, the Respondent may petition the Court of Appeals for judicial review of alleged procedural errors or errors of law when the Respondent alleges procedural errors or errors of law by the Board of Assessment Appeals.

If the Board recommends that this decision is a matter of statewide concern, or if it results in a significant decrease in the total valuation of the county, Respondent may petition the Court of Appeals for judicial review within 45 days from the date of this decision.

If the Board does not recommend its decision to be a matter of statewide concern or to have resulted in a significant decrease in the total valuation for assessment of the county in which the property is located, the Respondent may petition the Court of Appeals for judicial review of such questions with 45 days from the date of this decision.

DATED and MAILED this 4th day of November, 2003.

BOARD OF ASSESSMENT APPEALS



Steffen A. Brown



Debra A. Baumbach

This decision was put on the record

October 30, 2003

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



Penny S. Lowenthal

