

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 43448

Petitioner:

TAGAWA GREENHOUSES INC.,

v.

Respondent:

JEFFERSON COUNTY BOARD OF EQUALIZATION

AMENDMENT TO ORDER (On Stipulation)

THE BOARD OF ASSESSMENT APPEALS hereby amends its January 8, 2009 Order in the above-captioned appeal to reflect that the correct stipulated amount should be \$1,029,896.00

In all other respects, the January 8, 2009 Order shall remain in full force and effect.

DATED/MAILED this 14th day of January, 2009.

This amendment was put on the record

January 14, 2009

BOARD OF ASSESSMENT APPEALS

Karen E Hart

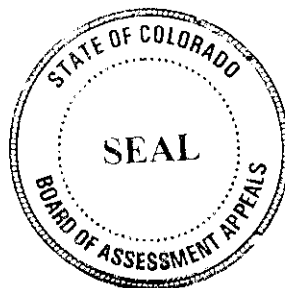
Karen E. Hart

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

Toni Rigirozzi
Toni Rigirozzi

Debra A Baumbach

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43448
Petitioner: TAGAWA GREENHOUSES INC, 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.: 035094 +2

Category: Abatement Property Type: Agricultural
2. Petitioner is protesting the 01-02 actual value of the subject property.
3. The parties agreed that the 01-02 actual value of the subject property should be reduced to:

Total Value: \$775,325

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 01-02 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 9th day of January 2009.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

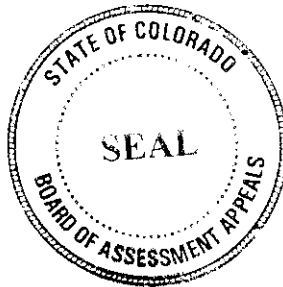
January 8, 2009

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

Toni Rigiroszi
Toni Rigiroszi



RECEIVED

Colorado Board of Assessment Appeals
Jefferson County Board of Commissioners
STIPULATION

DEC 26 2008

JEFFERSON COUNTY
BOARD OF EQUALIZATION

Docket Number: 43448
TAGAWA GREENHOUSES INC.
Petitioner,

vs.

JEFFERSON COUNTY BOARD OF COMMISSIONERS
Respondent.

BOTH PARTIES stipulate and agree as follows:

- The subject property is described by the following Jefferson County Property Schedule Number(s): 035094 and 035202
- This Stipulation pertains to the year(s): 2001 and 2002.
- The parties agree that the 2001 and 2002 actual values of the subject property shall be Stipulated Values below. These negotiated values are not appraised values but are necessary to achieve equalization necessitated by State Board of Assessment Appeals decisions for the years covered by this stipulation and shall have no bearing on any future valuations which will be determined in accordance with applicable law.:

Schedule Number	BOCC Values	Stipulated Values	Allocation:	Assessed Value
✓035094	\$704,920	✓\$543,410 \$167,520 \$375,890	Total actual value, with allocated to land; and allocated to improvements. 100% 31% 69%	\$145,030 \$47,590 \$97,440
✓035202	\$390,160	✓\$231,915 \$83,760 \$148,155	Total actual value, with allocated to land; and allocated to improvements. 100% 36% 64%	\$56,150 \$23,110 \$33,040
✓968938	\$254,571	✓\$254,571 (no change)	Personal Property	\$73,830

- ~~If the Petitioner(s) were to add improvements or add to an existing improvement, then the Assessor's Office may increase the valuation to reflect that new addition. Petitioner(s) would have all available remedies to dispute the additional assessment for the new or augmented improvements. Should an improvement be destroyed, then the Assessor's Office would make a downward adjustment in valuation to reflect the damage to or destruction of that improvement.~~ *BE*
- ~~Petitioner(s) agree(s) to provide the Jefferson County Assessor, if applicable, with confidential information to assist in the appraisal process of future years. This information includes actual rent rolls, together with operating income and expense information on the property, which will be provided to the Assessor no later than March 15th of each year.~~ *BE*
- ~~Petitioner(s) agrees to allow access to the improvements for the purposes of measuring or to obtain building condition information during normal business hours.~~ *BE*
- Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of the schedule numbers: 035094 and 035202 for the assessment years covered by this Stipulation.

Petitioner(s)

By: William A. McGraw
Title: _____
Phone: _____
Date: _____

Jefferson County Board of Commissioners

By: [Signature]
Title: Assistant County Attorney
Phone: 303-271-5718
Date: 1/8/2009

Docket Number:43448

100 Jefferson County Parkway
Golden, CO 80419