

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 43458</b>
Petitioner: <b>PLANTASTIC VENTURES,</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.: 003822 +3**

**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:            \$773,596**

(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

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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*

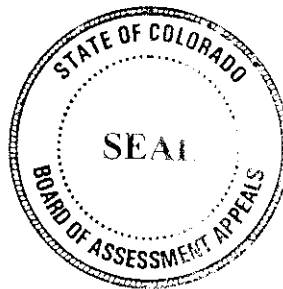
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Debra A. Baumbach

*Toni Rigirozzi*

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Toni Rigirozzi



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Colorado Board of Assessment Appeals  
Jefferson County Board of Commissioners  
STIPULATION

JEFFERSON COUNTY  
BOARD OF EQUALIZATION

Docket Number: 43458  
PLANTASTIC VENTURES  
Petitioner,

vs.

JEFFERSON COUNTY BOARD OF COMMISSIONERS  
Respondent.

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number(s): 003810, 003822, 003816 and 003824.
2. This Stipulation pertains to the year(s): 2001 and 2002
3. 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
✓003810	\$311,400	✓\$197,406	Total actual value, with 100%	\$36,630
		\$97,106	allocated to land; and 49%	\$25,880
		\$100,300	allocated to improvements. 51%	\$10,750

Schedule Number	BOCC Values	Stipulated Values	Allocation:	Assessed Value
✓003822	\$713,600	✓\$398,432	Total actual value, with 100%	\$90,960
		\$152,582	allocated to land; and 38%	\$39,680
		\$245,850	allocated to improvements. 62%	\$51,280

Schedule Number	BOCC Values	Stipulated Values	Allocation:	Assessed Value
✓003816	\$49,000	✓\$22,540	Total actual value, with 100%	\$6,540
		\$22,540	allocated to land; and 100%	\$6,540
		\$0	allocated to improvements. 0%	\$0

Schedule Number	BOCC Values	Stipulated Values	Allocation:	Assessed Value
✓003824	\$229,150	✓\$155,218	Total actual value, with 100%	\$45,010
		\$45,218	allocated to land; and 29%	\$13,110
		\$110,000	allocated to improvements. 71%	\$31,900

4. ~~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.~~

- ~~5. 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 of the property, which will be provided to the Assessor no later than March 15<sup>th</sup> of each year.~~
- ~~6. Petitioner(s) agrees to allow access to the improvements for the purposes of measuring or to obtain building condition information during normal business hours.~~
- 7. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of the schedule numbers: 003810, 003822, 003816 and 003824 for the assessment years covered by this Stipulation.

Petitioner(s)

By: William Q. McGinnis

Title: \_\_\_\_\_

Phone: \_\_\_\_\_

Date: \_\_\_\_\_

Docket Number: 43458

Jefferson County Board of Commissioners

By: [Signature]

Title: Assistant County Attorney

Phone: 303-271-8918

Date: 1/9/2009

100 Jefferson County Parkway  
Golden, CO 80419