

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44474
Petitioner: PIONEER HERITAGE PROPERTIES LLC, v. Respondent: JEFFERSON COUNTY BOARD OF EQUALIZATION.	
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.: 416953

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Total Value: \$1,720,200
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2004 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 3rd day of December 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

December 1, 2005

Karen E Hart

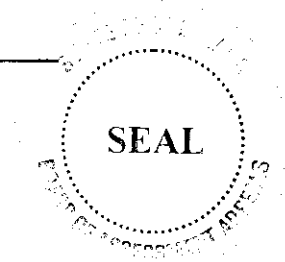
Karen E. Hart

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



Colorado Board of Assessment Appeals
CBOE APPEAL
STIPULATION

Docket Number: 44474

Pioneer Heritage Properties LLC
Petitioner,

vs.

Jefferson County Board of Equalization
Respondent.

BOTH PARTIES stipulate and agree as follows:


1. The subject property is described by the following Jefferson County Property Schedule Number: **416953**
2. This Stipulation pertains to the year(s): 2004
3. The parties agree that the 2004 actual value of the subject property shall be Stipulated Values below:

CBOE Value	Stipulated Values	
2,284,700	<u>2,150,300</u>	Total actual value, with allocated to land; and allocated to improvements.
456,900	<u>430,100</u>	
1,827,800	<u>1,720,200</u>	

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 net rolls together with operating income and expense information for the property, which will be provided to the Assessor no later than March 15th of each year.
6. Petitioner(s) agrees to allow access to the improvements for the purposes of measuring or obtaining building condition information during normal business hours.
7. This valuation is for purposes of settlement only and does not reflect an appraised value.
8. Petitioner(s) agree(s) to waive his right to a Board of Assessment Appeals hearing and any further appeal of schedule number: **416953** for the assessment years(s) covered by this Stipulation.

STATE OF COLORADO
SECRETARY OF STATE
RECEIVED
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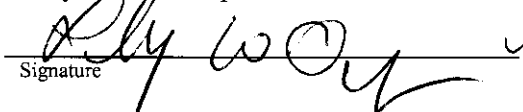
Petitioner (s)



Signature

By: KENNETH KRAMER Esq
Title: Attorney in fact
Phone: 303 825-0800
Date: 11-28-05

Jefferson County Board of Equalization



Signature

By: _____
Title: _____
Phone: _____
Date: _____

100 Jefferson County Parkway
Golden, CO 80419