

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 45897

Petitioner:

PAYNE GULCH 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.: 201942

Category: Valuation Property Type: Residential

2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$1,281,040

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 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 15th day of July 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

July 14, 2006

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: 45897
Payne Gulch 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: 201942
2. This Stipulation pertains to the year(s): 2005
3. The parties agree that the 2005 actual values of the subject property shall be Stipulated Values below:

Schedule Number	CBOE Values	Stipulation Values
201942	(\$ 1,417,000	\$1,281,040 Total actual value, with \$646,410 allocated to land; and \$634,630 allocated to improvements.
	(\$ 646,410	
	(\$ 770,590	

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) agrees to allow access to the improvements for the purposes of measuring or to obtain building condition information during normal business hours.
6. This valuation is for purposes of settlement only and does not reflect an appraised value.
7. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of schedule number: 201942 for the assessment years(s) covered by this Stipulation.

Petitioner (s)

Jefferson County Board of Equalization

By: Gary A. Stark

By: [Signature]

Title: Manager

Title: Asst. County Atty

Phone: 703-275-4081

Phone: 703-271-8929

Date: 7-11-06

Date: 7/13/06

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Golden, CO 80419