

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>KEN CARYL BUILDING 98, LLC,</p> <p>v.</p> <p>Respondent:</p> <p>JEFFERSON COUNTY BOARD OF EQUALIZATION.</p>	<p>Docket Number: 47282 (PARTIAL)</p>
<p>(PARTIAL) ORDER ON STIPULATION</p>	

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.: 150577**
 - Category: Commercial Property Type: Commercial**
2. Petitioner is protesting the 2003 & 2004 actual value of the subject property.

3. The parties agreed that the 2003 & 2004 actual value of **County Schedule Number 150577** should be reduced to:

Total: \$ 1,021,050.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 actual value of **County Schedule Number 150577**, as set forth above. The remaining schedule numbers associated with this appeal remain pending hearing.

The Gilpin County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 20th day of November, 2007.

This decision was put on the record

November 19, 2007

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

Debra A. Baumbach

Debra A. Baumbach

Jodie Helfer
Jodie Helfer



Colorado Board of Assessment Appeals
BOCC ABATEMENT APPEAL
STIPULATION

Docket Number: 47282

Ken Caryl Building 98, LLC
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: 150577
2. This Stipulation pertains to the year(s): 2003 & 2004
3. The parties agree that the 2003 and 2004 actual values of the subject property shall be Stipulated Values below:

Schedule Number	BOCC Values	Stipulation Values
	\$1,039,000	\$1,021,050 Total actual value, with
	\$207,800	\$204,210 allocated to land; and
	\$831,200	\$816,840 allocated to improvements.

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. If applicable, Petitioner(s) agree(s) to provide the Jefferson County Assessor with information, including, but not limited to, actual rent rolls, together with operating income and expense information for the property and other confidential information to assist in the appraisal process for future years on or before March 15th 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. If the total amount of taxes to be refunded to the Petitioner hereunder is in excess of one thousand dollars and the property tax administrator has not yet approved the refund in accordance with 39-2-116 C.R.S., then this Stipulation shall be subject to such approval and shall only become binding upon the parties to this Stipulation as of the time of such approval.
8. This valuation is for purposes of settlement only and does not reflect an appraised value.
9. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of the subject property for the assessment year(s) covered by this Stipulation.

Petitioner (s)

By: [Signature]
Todd Stevens
President; Stevens & Associates Cost
Reduction Specialists, Inc.
Title: _____
Phone: 303-3471878
Date: 11/12/07

Jefferson County Board of Commissioners

By: [Signature]
Title: Assistant County Attorney
Phone: 303-271-8718
Date: 11/15/07
100 Jefferson County Parkway
Golden, CO 80419

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>KEN CARYL BUILDING 98, LLC</p> <p>v.</p> <p>Respondent:</p> <p>JEFFERSON COUNTY BOARD OF COMMISSIONERS</p>	<p>Docket No.: 47282</p>
<p>ORDER ON STIPULATION AND AMENDMENT TO PARTIAL ORDER ON STIPULATION</p>	

THE BOARD OF ASSESSMENT APPEALS hereby amends its November 19, 2007 Partial Order on Stipulation in the above-captioned appeal to reflect that the Jefferson County Assessor is directed to change his/her records according to the Partial Order.

In all other respects, the November 19, 2007 Partial Order shall remain in full force and effect.

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.: 150578 and 200998

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 2003 and 2004 actual value of the subject property.
3. The parties agreed that the 2003 and 2004 actual value of the subject property should be reduced to:

Total Value: \$2,258,950.00

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to change the 2003 and 2004 actual value of the subject property as set forth above.

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

DATED/MAILED this 29th day of November, 2007.

This decision was put on the record

November 28, 2007

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

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A Baumbach

Debra A. Baumbach

Toni Rigirozzi
Toni Rigirozzi



Colorado Board of Assessment Appeals
BOCC ABATEMENT APPEAL
STIPULATION

Docket Number: 47282

Ken Caryl Building 98, LLC

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: 150578
2. This Stipulation pertains to the year(s): 2003 & 2004
3. The parties agree that the 2003 and 2004 actual values of the subject property shall be Stipulated Values below:

Schedule Number	BOCC Values	Stipulation Values
	\$2,166,500	\$1,258,950 Total actual value, with
	\$433,300	\$251,790 allocated to land; and
	\$1,733,200	\$1,007,160 allocated to improvements.

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. If applicable, Petitioner(s) agree(s) to provide the Jefferson County Assessor with information, including, but not limited to, actual rent rolls, together with operating income and expense information for the property and other confidential information to assist in the appraisal process for future years on or before March 15th 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. If the total amount of taxes to be refunded to the Petitioner hereunder is in excess of one thousand dollars and the property tax administrator has not yet approved the refund in accordance with 39-2-116 C.R.S., then this Stipulation shall be subject to such approval and shall only become binding upon the parties to this Stipulation as of the time of such approval.
8. This valuation is for purposes of settlement only and does not reflect an appraised value.
9. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of the subject property for the assessment year(s) covered by this Stipulation.

Petitioner (s)

By: Todd Stevens

Todd Stevens
President; Stevens & Associates Cost
Reduction Specialists, Inc.

Title:

303-3471878

Phone:

Date: 11/12/07

Jefferson County Board of Commissioners

By: Matthew Z. McFadyen

Title: Assistant County Attorney

Phone: 303-271-8918

Date: 11/15/07

100 Jefferson County Parkway
Golden, CO 80419

Colorado Board of Assessment Appeals
BOCC ABATEMENT APPEAL
STIPULATION

Docket Number: 47282

Ken Caryl Building 98, LLC
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: 200998
2. This Stipulation pertains to the year(s): 2003 & 2004
3. The parties agree that the 2003 and 2004 actual values of the subject property shall be Stipulated Values below:

Schedule Number	BOCC Values	Stipulation Values
	\$1,035,500	\$1,000,000 Total actual value, with
	\$207,100	\$200,000 allocated to land; and
	\$828,400	\$800,000 allocated to improvements.

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. If applicable, ~~Petitioner(s) agree(s) to provide the Jefferson County Assessor with information, including, but not limited to, actual rent rolls, together with operating income and expense information for the property and other confidential information to assist in the appraisal process for future years on or before March 15th 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. If the total amount of taxes to be refunded to the Petitioner hereunder is in excess of one thousand dollars and the property tax administrator has not yet approved the refund in accordance with 39-2-116 C.R.S., then this Stipulation shall be subject to such approval and shall only become binding upon the parties to this Stipulation as of the time of such approval.
8. This valuation is for purposes of settlement only and does not reflect an appraised value.
9. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of the subject property for the assessment year(s) covered by this Stipulation.

Petitioner (s)

By:

Todd Stevens
President; Sevens & Associates Cost
Reduction Specialists, Inc.

Title:

303-3471878

Phone:

Date: 11/12/07

Jefferson County Board of Commissioners

By:

Title:

Phone:

Date:

Assistant County Attorney
303-271-8918
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