

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 47497</b>
Petitioner: <b>ARVADA WEST LOT 10 04 LLC,</b>  v.  Respondent: <b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</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.: 441105**

**Category: Valuation      Property Type: Vacant Land**

2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:

**Total Value:            \$513,800**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2006 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 27th day of December 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

December 26, 2007

Karen E Hart

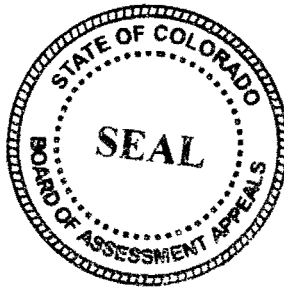
Karen E. Hart

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 Rigirozzi  
Toni Rigirozzi



Colorado Board of Assessment Appeals  
CBOE APPEAL  
STIPULATION

Docket Number: 47497

Arvada West Lot 10 04 LLC  
Petitioner,

vs.

Jefferson County Board of Equalization  
Respondent.

STATE OF COLORADO  
BO OF ASSESSMENT APPEALS  
2007 DEC 24 AM 8:07

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number: ~~41105~~ 441105
2. This Stipulation pertains to the year(s): 2006
3. The parties agree that the 2006 actual values of the subject property shall be Stipulated Values below:

Schedule Number	CBOE Values	Stipulated Values	
441105	\$632,400	<b>\$513,800</b>	Total actual value, with
	\$632,400	\$513,800	allocated to land; and
	\$0	\$0	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. ~~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 for 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. 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: **441105** for the assessment years(s) covered by this Stipulation.

Petitioner (s)

Jefferson County Board of Equalization

By: *HMP* Agent  
Title: President Licht & Co. Inc.  
Phone: 303/575-9306  
Date: 12-14-07

By: *RKB* / *LG*  
Title: APPRAISER / ASSIST COUNTY ATT-1  
Phone: 303/271-6682 / 303/271-8918  
Date: 12/20/2007 / 12/21/07

100 Jefferson County Parkway  
Golden, CO 80419

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**  
1313 Sherman Street, Room 315  
Denver, Colorado 80203

Docket No.: 47497

Petitioner:

**ARVADA WEST LOT 10 04 LLC,**

v.

Respondent:

**JEFFERSON COUNTY BOARD OF  
EQUALIZATION.**

**ORDER RESCINDING ORDER ON WITHDRAWAL**

On September 12, 2007, the Board of Assessment Appeals issued an Order on Withdrawal in error.

**ORDER:**

The Order on Withdrawal dated September 12, 2007 is hereby rescinded.

**DATED and MAILED** this 15<sup>th</sup> day of September 2007.

This decision was put on the record

September 14, 2007

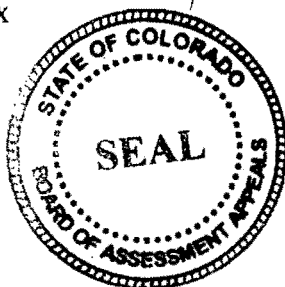
I hereby certify that this is a true  
and correct copy of the decision of  
the Board of Assessment Appeals.

Heather Wilcox  
Heather Wilcox

**BOARD OF ASSESSMENT APPEALS**

Karen E. Hart  
Karen E. Hart

Debra A. Baumbach  
Debra A. Baumbach



<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 47497</b>
Petitioner: <b>ARVADA WEST LOT 10 04 LLC,</b>  v. Respondent: <b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON WITHDRAWAL</b>	

The Board received Petitioner's request to withdraw the above-captioned appeal on September 12, 2007. The Board has approved Petitioner's request.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:  

**County Schedule No.: 441105**

**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2006 actual value of the subject property.

**ORDER:**

Petitioner's request for withdrawal is granted; therefore, the Board will take no further action on this matter.

DATED AND MAILED this 13th day of September 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

September 12, 2007

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*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

*Heather Wilcox*  
\_\_\_\_\_  
Heather Wilcox

