

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 47745</b>
Petitioner: <b>JEFFCO SCHOOLS CREDIT UNION,</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.: 195645A**  
     **Category: Abatement      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:            \$3,850,000**  
     (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 25th day of June 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

June 24, 2008

*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  
ABATEMENT APPEAL  
STIPULATION

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OFFICE OF ASSESSMENT APPEALS

Docket Number: 47745  
Jeffco Schools Credit Union  
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: **195645**
2. This Stipulation pertains to the year(s): 2004
3. The parties agree that the 2004 actual values of the subject property shall be Stipulated Values below:

BOCC Value	Stipulated Values	
\$4,122,700	<b>\$3,850,000</b>	Total actual value, with allocated to land; and allocated to improvements.
\$ 822,700	<b>\$ 770,000</b>	
\$3,300,000	<b>\$3,080,000</b>	

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 15<sup>th</sup> of each year.
6. 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 such 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.
7. Petitioner(s) agrees to allow access to the improvements for the purposes of measuring or to obtain building condition information during normal business hours.
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 J. Stevens  
Title: President, Stevens and Associates, Inc.  
Phone: 303-347-1878  
Date: 6/6/2008

Jefferson County Board of Commissioners  
By: James Burgess  
Title: Assistant County Attorney  
Phone: 303-271-8918  
Date: June 23, 2008

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Golden, CO 80419