

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 47864
Petitioner: RALSTON DEVELOPMENT CORP., v. Respondent: JEFFERSON COUNTY BOARD OF COMMISSIONERS.	
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.: 181243+1

Category: Abatement Property Type: Industrial
2. Petitioner is protesting the 04-06 actual value of the subject property.
3. The parties agreed that the 04-06 actual value of the subject property should be reduced to:

Total Value: \$600,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 04-06 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 20th day of February 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

February 15, 2008

Karen E Hart

Karen E. Hart

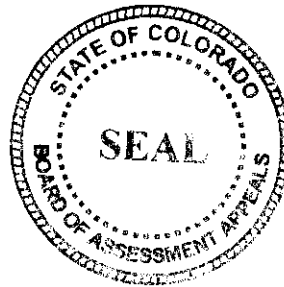
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Toni Rigozzi

Toni Rigozzi



Colorado Board of Assessment Appeals
ABATEMENT
STIPULATION

Docket Number: 47864

Ralston Development Corporation
Petitioner,

vs.

Jefferson County Board of County Commissioners
Respondent.

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2008 FEB 15 PM 12:45

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number: 181243
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:

Schedule Number	Abatement Values	Stipulated Values	
181243	\$594,500	\$318,000	Total actual value, with
	\$118,900	\$118,900	allocated to land; and
	\$475,600	\$199,100	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 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. 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: 181243 for the assessment years(s) covered by this Stipulation.

William
RBR

Petitioner (s)

By: William R. M. Law
Title: Attorney for Petitioner
Phone: 303-987-7140
Date: 2/8/2008

Jefferson County Board of County Commissioners

By: [Signature]
Title: Assistant County Attorney
Phone: 303-271-8918
Date: 2/14/08

100 Jefferson County Parkway
Golden, CO 80419

Colorado Board of Assessment Appeals
ABATEMENT
STIPULATION

Docket Number: 47864

Ralston Development Corporation
Petitioner,

vs.

Jefferson County Board of County Commissioners
Respondent.

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number: 181244
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:

Schedule Number	Abatement Values	Stipulated Values	
181244	\$526,600	\$282,000	Total actual value, with
	\$105,300	\$105,300	allocated to land; and
	\$421,300	\$176,700	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 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. 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: 181244 for the assessment years(s) covered by this Stipulation.

Wah

Petitioner (s)

Jefferson County Board of County Commissioners

By: William R. McGraw
Title: Attorney for Petitioner
Phone: 303-987-7140
Date: 2/8/2008

By: [Signature] X
Title: Assistant County Attorney
Phone: 303-271-8918
Date: 2/14/08

100 Jefferson County Parkway
Golden, CO 80419

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

Docket Number: 47864

Petitioner:

RALSTON DEVELOPMENT CORP.

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION

AMENDMENT TO ORDER (On Stipulation)

THE BOARD OF ASSESSMENT APPEALS hereby amends its February 15, 2008 Order in the above-captioned appeal to reflect that tax year 2004 was the only tax year being appealed and was originally docketed incorrectly to reflect tax years 2004, 2005 and 2006.

In all other respects, the February 15, 2008 Order shall remain in full force and effect.

DATED/MAILED this 29th day of February, 2008.

This amendment was put on the record

February 28, 2008

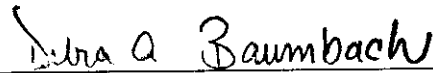
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.


Toni Rigirozzi

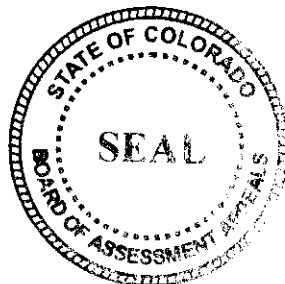
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach





Higgins, Hopkins,
McLain & Roswell, LLC

William A. McLain
Direct Dial: (303) 987-7140
E-mail: wmcclain@hhmrlaw.com

February 28, 2008

Ms. Tony Rigiroszi
Board of Assessment Appeals
1313 Sherman Street, Rm. 315
Denver, CO 80203

Re: Ralston Development Corp. v. Jefferson County Board of Commissioners,
Docket No. 47864

Dear Tony:

This letter is to confirm that Ralston Development Corporation's appeal in this case was for tax year 2004 only. The stipulation which was filed was only for tax year 2004, and the Order entered on this stipulation should be corrected accordingly.

Sincerely,

William A. McLain

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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