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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203                                | <b>Docket Number: 49031</b> |
| Petitioner:<br><b>CHEROKEE PROPERTIES II &amp; 5415 W. 59TH<br/>LLC,</b><br>v.<br>Respondent:<br><b>JEFFERSON COUNTY BOARD OF<br/>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.: 428749**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:  

**Total Value:            \$986,880**

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

**ORDER:**

Respondent is ordered to reduce the 2007 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 2nd day of May 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

April 30, 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  
CBOE APPEAL  
STIPULATION

Docket Number: 49031

Cherokee Properties II & 5415 W. 59<sup>th</sup> LLC  
Petitioner,

vs.

Jefferson County Board of Equalization  
Respondent.

STATE OF COLORADO  
DEPARTMENT OF ASSESSMENT  
2008 APR 30 PM 2:19

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number: 428749
2. This Stipulation pertains to the year(s): 2007
3. The parties agree that the 2007 actual values of the subject property shall be Stipulated Values below:

| Number | Values      | Values                               |
|--------|-------------|--------------------------------------|
| 428749 | \$1,096,500 | \$986,880 Total actual value, with   |
|        | \$219,300   | \$197,380 allocated to land; and     |
|        | \$877,200   | \$789,500 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: 428749 for the assessment years(s) covered by this Stipulation.

Petitioner (s)

By:

Title:

Phone:

Date:

Dave George  
Agent  
720-962-5750  
4-29-2008

Jefferson County Board of Equalization

By:

Title:

Phone:

Date:

Walter Muth  
Assistant County Attorney  
303-271-8918  
4/29/08

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