

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 49538

Petitioner:

TEEFAM LAND CO. LP,

v.

Respondent:

**JEFFERSON COUNTY BOARD OF
EQUALIZATION.**

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.: 012530=35

Category: Valuation Property Type: Vacant Land

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: \$11,071,131

(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 15th day of July 2009.

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

Toni Rigirozzi

Toni Rigirozzi



Colorado Board of Assessment Appeals
CBOE APPEAL
STIPULATION

Docket Number: 49538

Teefam Land Co LP
Petitioner,

vs.

Jefferson County Board of Equalization
Respondent.

STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2009 JUL 13 AM 11:49

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number(s): **see attached spread sheet**
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 shown on attached spreadsheet.
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. This valuation is for purposes of settlement only and does not reflect an appraised value.
6. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of schedule number(s): **see attached spread sheet** for the assessment years(s) covered by this Stipulation.

Petitioner (s)

By:

Thomas E. Daverny 9/6/86

Title:

Attorney for Petitioner

Phone:

303-813-1111

Date:

7/14/09

Jefferson County Board of Equalization

By:

Matthew E. McKendry

Title:

Assistant County Attorney

Phone:

303-271-8918

Date:

July 13, 2009

100 Jefferson County Parkway
Golden, CO 80419

Schedules Appealed 2007 Teefam Colorado Land Co
Rooney Valley

SCH	TAXCLS	Owner	Sub	Prior Value	Block	Lot	Key	Acre	Adjusted Value
012530	2111	TEEFAM COLORADO LAND CO	632800	\$351,700	001	0002	00A	3.510	\$275,212
105966	2111	TEEFAM COLORADO LAND CO	632800	\$399,100	001	0001		3.983	\$312,299
105967	2111	TEEFAM COLORADO LAND CO	632800	\$395,700	002	0001		3.949	\$309,633
105968	2111	TEEFAM COLORADO LAND CO	632800	\$506,700	004	0001		5.057	\$396,509
105986	2111	TEEFAM COLORADO LAND CO	632800	\$267,300	004	0002		2.668	\$209,193
105988	2111	TEEFAM COLORADO LAND CO	632800	\$449,000	004	0003		4.481	\$351,346
105989	2111	TEEFAM COLORADO LAND CO	632800	\$325,000	004	0004		3.244	\$254,356
105990	2111	TEEFAM COLORADO LAND CO	632800	\$297,400	004	0005		2.968	\$232,715
105994	2111	TEEFAM COLORADO LAND CO	632800	\$173,600	001	0003	00A	1.733	\$135,881
106002	2111	TEEFAM COLORADO LAND CO	632800	\$429,800	002	0002	00A	4.290	\$336,370
106009	2111	TEEFAM COLORADO LAND CO	632800	\$312,100	002	0003		3.115	\$244,241
142379	1111	TEEFAM COLORADO LAND CO		\$1,978,220			019	19.745	\$1,548,166
176888	2111	TEEFAM COLORADO LAND CO	632800	\$308,500	002	0004	00A	3.080	\$241,497
176889	2111	TEEFAM COLORADO LAND CO	632800	\$378,300	002	0005	00A	3.776	\$296,069
176890	2111	TEEFAM COLORADO LAND CO	632800	\$426,500	002	0006	00A	4.257	\$333,783
176891	2111	TEEFAM COLORADO LAND CO	632800	\$223,800	002	0007		2.234	\$175,163
176892	2111	TEEFAM COLORADO LAND CO	632800	\$288,000	002	0008		2.874	\$225,345
176893	2111	TEEFAM COLORADO LAND CO	632800	\$451,200	002	0009	00A	4.504	\$353,150
176895	2111	TEEFAM COLORADO LAND CO	632800	\$257,800	003	0002		2.573	\$201,744
176903	2111	TEEFAM COLORADO LAND CO	632800	\$369,200	004	0006	00A	3.685	\$288,933
176904	2111	TEEFAM COLORADO LAND CO	632800	\$236,400	004	0007		2.360	\$185,043
176905	2111	TEEFAM COLORADO LAND CO	632800	\$217,600	004	0008		2.172	\$170,302
176906	2111	TEEFAM COLORADO LAND CO	632800	\$320,400	004	0009		3.198	\$250,749
176907	2111	TEEFAM COLORADO LAND CO	632800	\$485,100	004	0010	00A	4.842	\$379,652
176908	2111	TEEFAM COLORADO LAND CO	632800	\$437,500	004	0011	00A	4.366	\$342,329
176909	2111	TEEFAM COLORADO LAND CO	632800	\$442,500	004	0012	00A	4.417	\$346,328
176910	2111	TEEFAM COLORADO LAND CO	632800	\$312,100	004	0013		3.115	\$244,241
176911	2111	TEEFAM COLORADO LAND CO	632800	\$270,300	004	0014		2.697	\$211,466
176916	2111	TEEFAM COLORADO LAND CO	632800	\$262,200	003	0003		2.617	\$205,194
176928	2111	TEEFAM COLORADO LAND CO	632800	\$356,500	004	0015		3.558	\$278,976
176929	2111	TEEFAM COLORADO LAND CO	632800	\$262,000	004	0016		2.615	\$205,037
188014	2111	TEEFAM COLORADO LAND CO	632800	\$343,500	003	0001	00B	3.429	\$268,861
199553	1111	TEEFAM COLORADO LAND CO		\$474,590			047	4.737	\$371,419
201940	1111	TEEFAM COLORADO LAND CO		\$629,880			048	6.287	\$492,951
192077	1111	TEEFAM COLORADO LAND CO	701200	\$188,250	007	0001		1.879	\$147,329
176738	1111	TEEFAM COLORADO LAND CO		\$319,000				3.184	\$249,651
Total				\$14,146,740				141.199	\$11,071,131