

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 54075
Petitioner: CLUB USA BUILDING, LLC, 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.: 428199

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$1,630,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 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 21st day of December 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

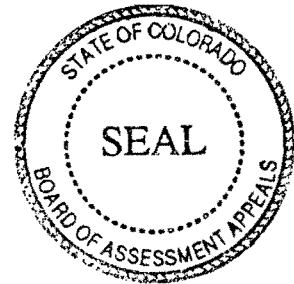
Debra A Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



Colorado Board of Assessment Appeals
Jefferson County Board of Equalization
STIPULATION

STATE OF COLORADO
JEFFERSON COUNTY BOARD OF EQUALIZATION
2010 DEC 16 09:11:29

Docket Number: 54075
Club USA Building LLC
Petitioner.

vs.

Jefferson County Board of Equalization
Respondent.

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number(s): 428199
2. This Stipulation pertains to the year(s): 2009
3. The parties agree that the 2009 actual values of the subject property shall be Stipulated Values below. These negotiated values are not appraised values but are necessary to achieve equalization necessitated by State Board of Assessment Appeals decisions for the years covered by this stipulation and shall have no bearing on any future valuations which will be determined in accordance with applicable law.:

Schedule Number	BOE Values	Stipulated Values	
428199	\$1,951,400	\$1,630,000	Total actual value, with
		\$344,400	allocated to land; and
		\$1,285,600	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 of 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. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of the schedule numbers: 428199 for the assessment years covered by this Stipulation.

Petitioner(s)

By: *R. Scott A. Burrill*
Title: MANAGER / MANAGER / TREASURER
Phone: 720-233-6904
Date: 12-14-10

Jefferson County Board of Commissioners

By: *Gregory J. ... #20113*
Title: Assistant County Attorney
Phone: 303-271-8918
Date: 12-16-10

Docket Number: 54075

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Golden, CO 80419