



**ORDER:**

Respondent is ordered to reduce the 2011 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 27th day of April 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

\_\_\_\_\_  
Diane M. DeVries

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

*CM*

\_\_\_\_\_  
Cara McKeller



Colorado Board of Assessment Appeals  
CBOE APPEAL  
STIPULATION

Docket Number: 59197  
USL Denver Green Gables, 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: 213662, The original 2011 schedule numbers were 015488 and 092645, which were combined to #213662.
2. This Stipulation pertains to the year(s): 2011
3. The parties agree that the 2011 actual values of the subject property shall be Stipulated Values below:

Schedule Number	CBOE Values	Stipulated Values
213662	\$6,321,900	\$4,600,000 Total actual value, with
	\$2,331,600	\$2,263,000 allocated to land; and
	\$3,990,300	\$2,337,000 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: 213662 for the assessment years(s) covered by this Stipulation.

Petitioner (s)

Jefferson County Board of Equalization

By: Ther A. McPherson for PR  
 Title: Senior Appraiser  
 Phone: 303-477-4504  
 Date: 3/20/2012

By: [Signature]  
 Title: Assistant County Attorney  
 Phone: 303-271-8918  
 Date: 3-20-12

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