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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: 61007</b> |
| Petitioner:<br><b>WASHINGTON SQUARE GOLDEN LP,</b><br><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.: 454629+2**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:  

**Total Value:            \$2,310,000**

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

**ORDER:**

Respondent is ordered to reduce the 2012 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 18th day of January 2013.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

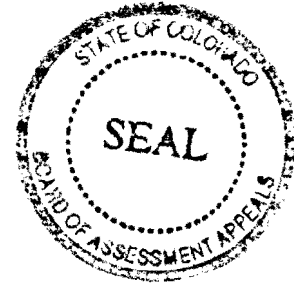
\_\_\_\_\_  
Diane M. DeVries

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

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



Colorado Board of Assessment Appeals  
CBOE APPEAL  
STIPULATION

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

2013 JAN 15 AM 11:31

Docket Number: 61007  
Washington Square Golden, LP  
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 Numbers: 454630, 454629, 456002
2. This Stipulation pertains to the year(s): 2012
3. Petitioner agrees to withdraw its appeal for Schedule Number 456002 with no adjustment in value.
4. The parties agree that the 2012 actual values for Schedule #454630 shall be Stipulated Values below:

| CBOE Value | Stipulated Values |  |
|------------|-------------------|--|
| \$ 361,300 | \$ 331,300        | Total actual value, with<br>allocated to land; and |
| \$ 361,300 | \$ 331,300        | allocated to improvements.                         |

5. The parties agree that the 2012 actual values for Schedule #454629 shall be Stipulated Values below:

| CBOE Value   | Stipulated Values |  |
|--------------|-------------------|--|
| \$ 2,805,000 | \$ 1,750,000      | Total actual value, with<br>allocated to land; and |
| \$ 2,805,000 | \$ 1,750,000      | allocated to improvements.                         |

6. 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.
7. 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.
8. Petitioner(s) agrees to allow access to the improvements for the purposes of measuring or to obtain building condition information during normal business hours.
9. This valuation is for purposes of settlement only and does not reflect an appraised value.
10. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of schedule number: 454630, 454629, 456002 for the assessment years(s) covered by this Stipulation.

Petitioner (s)

By: Thomas E. Downey Jr #9686  
Thomas E. Downey, Jr.  
Title: Attorney for Petitioners  
Phone: 303-813-1111  
Date: 1/14/2013

Jefferson County Board of Equalization

By: [Signature]  
Title: Assistant County Attorney  
Phone: 303-271-8918  
Date: 1-15-2013

100 Jefferson County Parkway  
Golden, CO 80419  
BOE Fax 303-271-8917