

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 61107
Petitioner: ARVADA WEST 04 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.: 433095+8

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: \$11,245,500

(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 3rd day of April 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



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Colorado Board of Assessment Appeals
 CBOE APPEAL
 STIPULATION

Docket Number: 61107
ARVADA WEST 04 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):
 433095, 433096, 433099, 433100, 441101, 441102, 441103, 441104, 433098
2. This Stipulation pertains to the year(s): 2012
3. The parties agree that the 2012 actual values of the subject property shall be Stipulated Values below:

Schedule Number	CBOE Values	Stipulated Values	Allocation:
433095	\$1,447,400	\$1,155,000	Total actual value, with 100%
		\$231,000	allocated to land; and 20%
		\$924,000	allocated to improvements. 80%
433096	\$615,800	\$500,000	Total actual value, with 100%
		\$100,000	allocated to land; and 20%
		\$400,000	allocated to improvements. 80%
433099	\$1,416,000	\$1,050,000	Total actual value, with 100%
		\$546,000	allocated to land; and 52%
		\$504,000	allocated to improvements. 48%
433100	\$884,500	\$884,500	Total actual value, with 100%
		\$309,575	allocated to land; and 35%
		\$574,925	allocated to improvements. 65%
441101	\$960,100	\$960,100	Total actual value, with 100%
		\$192,020	allocated to land; and 20%
		\$768,080	allocated to improvements. 80%
441102	\$994,000	\$994,000	Total actual value, with 100%
		\$198,800	allocated to land; and 20%
		\$795,200	allocated to improvements. 80%
441103	\$1,123,800	\$1,123,800	Total actual value, with 100%
		\$674,280	allocated to land; and 60%
		\$449,520	allocated to improvements. 40%
441104	\$643,100	\$643,100	Total actual value, with 100%
		\$128,620	allocated to land; and 20%
		\$514,480	allocated to improvements. 80%
433098	\$4,265,400	\$3,935,000	Total actual value, with 100%
		\$787,000	allocated to land; and 20%
		\$3,148,000	allocated to improvements. 80%

Combined value
of all schedules \$12,350,100 \$11,245,500

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 on 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: 433095, 433096, 433099, 433100, 441101, 441102, 441103, 441104, 433098 for the assessment years covered by this Stipulation.

Petitioner(s)

By: Thomas E. Downey, Jr. 9/25/14
Title: Attorney for Petitioner
Phone: 303-6513-1111
Date: 3/28/2013

Docket Number: 61107

Jefferson County Board of Equalization

By: [Signature]
Title: Assistant County Attorney
Phone: 303.271.8918
Date: 03/28/2013

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Golden, CO 80419