

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 63766</b>
Petitioner: <b>VILLAS AT CANYON POINT LLC,</b>  v.  Respondent: <b>JEFFERSON COUNTY BOARD OF 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.: 420710+1**

**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:  

**Total Value:            \$23,741,300**

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

**ORDER:**

Respondent is ordered to reduce the 2013 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 29th day of May 2014.

**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

*CM*



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Colorado Board of Assessment Appeals  
 Jefferson County Board of Commissioners  
 STIPULATION

Docket Number: 63766  
VILLAS AT CANYON POINT LLC  
 Petitioner,

vs.

JEFFERSON COUNTY BOARD OF COMMISSIONERS  
 Respondent.

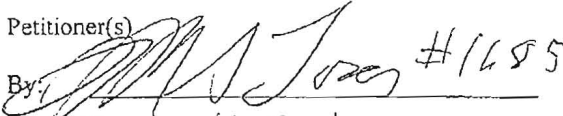
BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number(s): 420710, 420932, 420933, 420935, 201156, & 201157.
2. This Stipulation pertains to the year(s): 2013-2014
3. The parties agree that the 2013-2014 actual values of the subject property shall be Stipulated Values below:

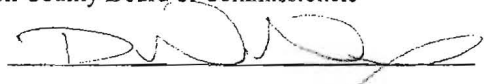
Schedule Number	BOCC Values	Stipulated Values		Allocation:
420710	\$12,056,600	\$11,893,800	Total actual value, with	100%
		\$2,973,450	allocated to land; and	25%
		\$8,920,350	allocated to improvements.	75%
420932	\$12,364,000	\$11,844,700	Total actual value, with	100%
		\$2,961,175	allocated to land; and	25%
		\$8,883,525	allocated to improvements.	75%
420933	\$700	\$700	No change-unbuildable lot	
420935	\$700	\$700	No change-unbuildable lot	
201156	\$700	\$700	No change-unbuildable lot	
201157	\$700	\$700	No change-unbuildable lot	
<b>Totals</b>	<b>\$24,423,400</b>	<b>\$23,741,300</b>		

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 or 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. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of the schedule numbers: 420710, 420932, 420933, 420935, 201156, & 201157 for the assessment years covered by this Stipulation.

Petitioner(s)  
By:  #1655  
Title: Ronald S. Losev  
Phone: 303-297-2600  
Date: 05/16/14

Docket Number: 63766

Jefferson County Board of Commissioners  
By:   
Title: Assistant County Attorney  
Phone: 303.271.8918  
Date: 5/22/14

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Golden, CO 80419