

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 43570</b>
Petitioner: <b>UNION SQUARE HOLDINGS LLC,</b>  v.  Respondent: <b>JEFFERSON COUNTY BOARD OF COMMISSIONERS.</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.: 126278**  
  
**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 01-02 actual value of the subject property.
3. The parties agreed that the 01-02 actual value of the subject property should be reduced to:  
  

**Total Value:            \$1,240,400**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 01-02 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 30th day of December 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

December 28, 2005

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*Karen E Hart*

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Karen E. Hart

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

*Debra A. Baumbach*

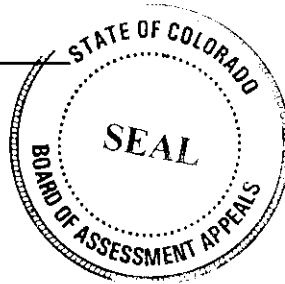
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Debra A. Baumbach

*Keela Steele*

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Keela Steele



Colorado Board of Assessment Appeals  
BOCC ABATEMENT APPEAL  
STIPULATION

RECEIVED

DEC 27 2005

JEFFERSON COUNTY  
BOARD OF EQUALIZATION

Docket Number: 43570

Union Square Holdings  
Petitioner,

vs.

Jefferson County Board of Commissioners  
Respondent.

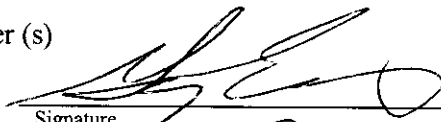
BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number: **126278**
2. This Stipulation pertains to the year(s): 2001 and 2002
3. The parties agree that the 2001 and 2002 actual values of the subject property shall be Stipulated Values below:

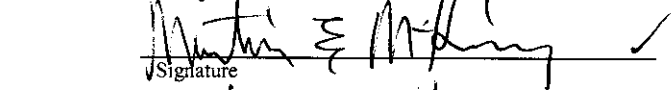
BOCC Value	Stipulated Values	
\$1,346,300	<b><u>\$1,240,400</u></b>	Total actual value, with
\$269,300	<b><u>\$900,000</u></b>	allocated to land; and
\$1,077,000	<b><u>\$340,400</u></b>	allocated to improvements.

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 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: **126278** for the assessment years(s) covered by this Stipulation.

Petitioner (s)

  
Signature  
By: Greg Evans  
Title: President  
Phone: 303 573-7000  
Date: 12-21-05

Jefferson County Board of Commissioners

  
Signature  
By: Martin E. McKinney  
Title: Asst. County Attorney  
Phone: (303) 271-8900  
Date: 12-27-05

100 Jefferson County Parkway  
Golden, CO 80419