

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43609
Petitioner: WADSWORTH HOLDING LLC, v. Respondent: JEFFERSON COUNTY BOARD OF COMMISSIONERS.	
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.: 005330+1

Category: Abatement Property Type: Vacant Land
2. Petitioner is protesting the 2003 actual value of the subject property.
3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Total Value: \$312,570
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 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 14th day of November 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

November 10, 2005

Karen E Hart

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

Debra A. Baumbach

Keela Steele

Keela Steele



Colorado Board of Assessment Appeals
ABATEMENT
STIPULATION
Docket # 43609

Wadsworth Holding LLC

Petitioner,

vs.

Jefferson County Commissioners

Respondent.

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County property Schedule Number(s):
005330 and 441717.
2. This Stipulation pertains to the year: 2003
3. The parties agree that the total 2003 actual values of the subject property shall be:

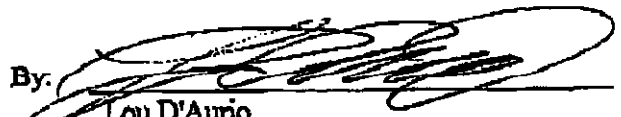
<u>\$312,570</u>	Total actual value, with
\$312,570	Allocated to land; and
\$0	Allocated to improvements.
4. If the Petitioner(s) were to add improvements or add to an existing improvement, then the Assessor's Office may increase the valuation to reflect that new addition. Petitioner(s) would have all 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 with confidential information to assist in the appraisal process of future years. This information shall include but not be limited to actual rent rolls, together with operating income and expense information for 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. 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(s): **005330 and 441717** for the assessment year(s) covered by this Stipulation.

- 9. Petitioner agrees that schedule number 005330 has been deactivated due to re-plating of the subject property.
All value is placed on the active schedule number 441717 for the purpose of this stipulation.

Petitioner (s)

Jefferson County Assessor's Office

By: 
 Title: John A Boettiger, Member
 Wadsworth Holding LLC

By: 
 Title: Lou D'Aurio
 Deputy Assessor

Date: 11/7/05

Date: 11-7-05

Rly W O'Connell
 For BCC

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 Golden, CO 80419-2500
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