

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44481
Petitioner: LAKWOOD TABOR ES HOTEL 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.: 436247+1

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Total Value: \$3,261,590
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2004 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 6th day of April 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

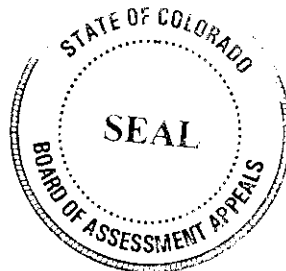
April 5, 2006

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
CBOE APPEAL
STIPULATION

Docket Number: 44481

Lakewood Tabor ES Hotel, LLC
Petitioner,

vs.

Jefferson County Board of Equalization
Respondent.

STATE OF COLORADO
DEPARTMENT OF ASSESSMENT APPEALS
2006 APR -1, PM 12:17

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number: 436247 and 436246
2. This Stipulation pertains to the year(s): 2004
3. The parties agree that the 2004 actual values of the subject property shall be Stipulated Values below:

Schedule Number	CBOE Values	Stipulated Values	
436247	\$3,697,510	\$3,000,000	Total actual value, with allocated to land; and allocated to improvements.
	\$739,510	\$600,000	
	\$2,958,000	\$2,400,000	
436246	\$261,590	\$261,590	Total actual value, with allocated to land; and allocated to improvements.
	\$261,590	\$261,590	

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 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.

Colorado Board of Assessment Appeals
CBOE APPEAL
STIPULATION

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7. Petitioner(s) agree(s) to waive his right to a Board of Assessment Appeals hearing and any further appeal of schedule number(s): 436247 and 436246 for the assessment years(s) covered by this Stipulation.

Petitioner (s)

Lakewood Tabor ES Hotel, LLC

By:

Title:

Phone:

Date:

[Signature]
Matthew W. Felling
Sr. Manager
(303) 312-4041
3/31/06

Deloitte & Touche
555 Seventeenth St. #3600
Denver, CO 80202

Jefferson County Board of Equalization

By:

Title:

Phone:

Date:

[Signature]
Assistant County Attorney
303-271-6900
4-3-06

100 Jefferson County Parkway
Golden, CO 80419