

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 44605

Petitioner:

CDN DEVELOPMENT,

v.

Respondent:

**JEFFERSON COUNTY BOARD OF
EQUALIZATION.**

PARTIAL 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. Also incorporated into this order is a Partial Order on Withdrawal.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: 012530+53

Category: Valuation Property Type: Vacant Land

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 Stipulated schedule Nos.	\$3,675,540.00
Total of Withdrawn schedule Nos.	<u>\$3,436,870.00.</u>
Total:	\$7,112,410.00

4. The Board concurs with the Partial Stipulation and Partial Withdrawal as referenced above and on the attached 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/MAILED this 7th day of March, 2006.

This decision was put on the record

March 6, 2006

BOARD OF ASSESSMENT APPEALS

Karen E Hart

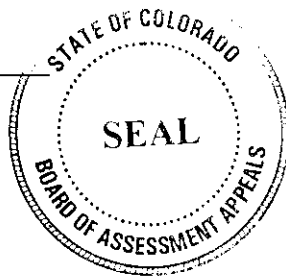
Karen E. Hart

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 K. Steele
Keela K. Steele



<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CDN DEVELOPMENT,</p> <p>v.</p> <p>Respondent:</p> <p>JEFFERSON COUNTY BOARD OF EQUALIZATION.</p>	<p>Docket No: 44605 (Partial)</p>
<p>PARTIAL ORDER ON WITHDRAWAL</p>	

THIS MATTER was scheduled for hearing before the Board of Assessment Appeals on March 9, 2006. On March 6, 2006 the Board received Petitioner's request to withdraw the following schedule numbers for the above-captioned appeal. The remaining schedule numbers included in the above referenced appeal have been stipulated. The Board has approved Petitioner's request.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

Schedule Nos.: 192078, 142379, 192068, 192059, 192071, 192075, 192060, 192062, 192070, 192063, 201940, 192061 and 192064

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2004 actual value of the subject property.

ORDER:

Petitioner's request for withdrawal of the aforementioned schedule numbers is granted; therefore, the Board will take no further action on the matters of those schedule numbers. The remaining schedule numbers have been stipulated.

DATED and MAILED this 7th day of March, 2006.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

This decision was put on the record

March 6, 2006

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

Keela K. Steele
Keela K. Steele



Colorado Board of Assessment Appeals
CBOE APPEAL
STIPULATION

Docket Number: 44605

CDN Development
Petitioner,

vs.

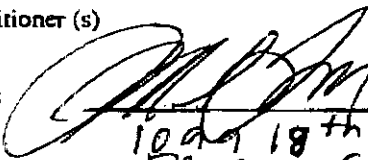
Jefferson County Board of Equalization
Respondent.

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number(s): 192078 and all other schedules identified in the attached exhibit.
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 shown on the attached spreadsheet.
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. This valuation is for purposes of settlement only and does not reflect an appraised value.
6. Petitioner(s) agree(s) to waive his right to a Board of Assessment Appeals hearing and any further appeal of schedule number(s): 192078 + 53 for the assessment years(s) covered by this Stipulation.

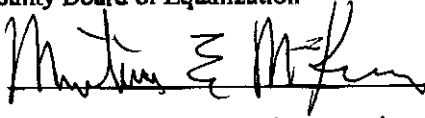
2006 MAR 03 AM 8:22

Petitioner (s)

By:  #1685
 Title: 1000 18th Street #2000
Denver, Colorado
 Phone: 303-297-2600
 Date: 3/1/06

Ronald S. Laker
Attorney

Jefferson County Board of Equalization

By: 
 Title: Assistant County Attorney
 Phone: (303) 271-8900
 Date: 3/3/06

100 Jefferson County Parkway
Golden, CO 80419

CDN Protested Schedules

SCH	OWNNAM	TAXYR	HTAXCLS	ACRE	SQFT	VAL2004	NUVAL	PSQFT	Change
192078	CDN SPRINGFIELD LP	2004	1177	1.346	58632	\$700	\$700	0.000	no chng
142379	TEEFAM COLORADO LAND CO	2004	1111	21.146	921120	\$205,130	\$460,580	0.223	no chng
192068	CDN SPRINGFIELD LP	2004	1111	22.735	990337	\$285,600	\$495,170	0.288	no chng
192059	CDN SPRINGFIELD LP	2004	1111	25.442	1108254	\$366,340	\$554,130	0.331	no chng
192071	CDN SPRINGFIELD LP	2004	1111	20.404	8922283	\$338,120	\$446,140	0.379	no chng
192075	CDN SPRINGFIELD LP	2004	1111	18.127	789612	\$323,060	\$394,810	0.409	no chng
192060	CDN SPRINGFIELD LP	2004	1111	17.040	742262	\$316,160	\$371,130	0.426	no chng
192062	CDN SPRINGFIELD LP	2004	1111	14.525	632709	\$297,970	\$316,350	0.471	no chng
192070	CDN SPRINGFIELD LP	2004	1111	14.515	632273	\$297,970	\$316,140	0.471	no chng
192063	CDN SPRINGFIELD LP	2004	1111	14.158	616722	\$295,460	\$308,360	0.479	no chng
201940	TEEFAM COLORADO LAND CO	2004	1111	6.287	273862	\$131,360	\$136,930	0.480	no chng
192061	CDN SPRINGFIELD LP	2004	1111	13.454	586056	\$289,810	\$293,030	0.495	no chng
192064	CDN SPRINGFIELD LP	2004	1111	13.346	581352	\$289,190	\$290,680	0.497	no chng
						\$3,436,870	\$4,384,130		
Withdrawn - from appeals - due to Agreement									
SCH	OWNNAM	TAXYR	HTAXCLS	ACRE	SQFT	VAL2004	NUVAL	PSQFT	Change
192054	CDN SPRINGFIELD LP	2004	1111	13.195	574774	\$287,930	\$287,390	0.501	-\$540
192076	CDN SPRINGFIELD LP	2004	1111	11.627	506472	\$274,760	\$253,240	0.542	-\$21,520
192074	CDN SPRINGFIELD LP	2004	1111	11.060	481774	\$269,740	\$240,890	0.560	-\$28,850
199553	TEEFAM COLORADO LAND CO	2004	1111	4.737	206344	\$118,560	\$103,170	0.575	-\$15,390
105968	TEEFAM COLORADO LAND CO	2004	1111	5.057	220283	\$137,280	\$110,140	0.623	-\$27,140
176907	TEEFAM COLORADO LAND CO	2004	1111	4.842	210918	\$134,730	\$105,460	0.639	-\$29,270
192056	CDN SPRINGFIELD LP	2004	1111	8.675	377883	\$246,530	\$188,940	0.652	-\$57,590
192072	CDN SPRINGFIELD LP	2004	1111	8.578	373658	\$245,900	\$186,830	0.658	-\$59,070
105988	TEEFAM COLORADO LAND CO	2004	1111	4.481	195192	\$131,330	\$97,600	0.673	-\$33,730
176909	TEEFAM COLORADO LAND CO	2004	1111	4.417	192405	\$130,480	\$96,200	0.678	-\$34,280
176908	TEEFAM COLORADO LAND CO	2004	1111	4.366	190183	\$130,050	\$95,090	0.684	-\$34,960
106002	TEEFAM COLORADO LAND CO	2004	1111	4.290	186872	\$129,200	\$93,440	0.691	-\$35,760
176890	TEEFAM COLORADO LAND CO	2004	1111	4.257	185435	\$128,780	\$92,720	0.694	-\$36,060
105966	TEEFAM COLORADO LAND CO	2004	1111	3.983	173499	\$125,380	\$86,750	0.723	-\$38,630
105967	TEEFAM COLORADO LAND CO	2004	1111	3.949	172018	\$125,380	\$86,010	0.729	-\$39,370
176738	CDN RED ROCKS LP	2004	1111	3.184	138695	\$102,380	\$69,350	0.738	-\$33,030
176889	TEEFAM COLORADO LAND CO	2004	1111	3.776	164483	\$123,250	\$82,240	0.749	-\$41,010
176903	TEEFAM COLORADO LAND CO	2004	1111	3.685	160519	\$121,980	\$80,260	0.760	-\$41,720
176928	TEEFAM COLORADO LAND CO	2004	1111	3.559	154986	\$120,700	\$77,490	0.779	-\$43,210

CDN Protested Schedules

SCH	OWNNAM	TAXYR	HTXCLS	ACRE	SQFT	Val2004	NUVAL	PSQFT	Change
012530	TEEFAM COLORADO LAND CO	2004	1111	3.510	152896	\$119,850	\$76,450	0.784	-\$43,400
188014	TEEFAM COLORADO LAND CO	2004	1111	3.429	149367	\$119,000	\$74,680	0.797	-\$44,320
105989	TEEFAM COLORADO LAND CO	2004	1111	3.244	141309	\$116,450	\$70,650	0.824	-\$45,800
176906	TEEFAM COLORADO LAND CO	2004	1111	3.198	139305	\$116,030	\$69,650	0.833	-\$46,380
176910	TEEFAM COLORADO LAND CO	2004	1111	3.115	135689	\$114,750	\$67,840	0.846	-\$46,910
106009	TEEFAM COLORADO LAND CO	2004	1111	3.115	135689	\$114,750	\$67,840	0.846	-\$46,910
176888	TEEFAM COLORADO LAND CO	2004	1111	3.080	134165	\$114,330	\$67,080	0.852	-\$47,250
105990	TEEFAM COLORADO LAND CO	2004	1111	2.968	129286	\$112,630	\$64,640	0.871	-\$47,990
176892	TEEFAM COLORADO LAND CO	2004	1111	2.874	125191	\$111,350	\$62,600	0.889	-\$48,750
176911	TEEFAM COLORADO LAND CO	2004	1111	2.697	117481	\$108,800	\$58,740	0.926	-\$50,060
105986	TEEFAM COLORADO LAND CO	2004	1111	2.668	116218	\$108,380	\$58,110	0.933	-\$50,270
176916	TEEFAM COLORADO LAND CO	2004	1111	2.617	113997	\$107,530	\$57,000	0.943	-\$50,530
176929	TEEFAM COLORADO LAND CO	2004	1111	2.615	113909	\$107,530	\$56,950	0.944	-\$50,580
176895	TEEFAM COLORADO LAND CO	2004	1111	2.573	112080	\$107,100	\$56,040	0.956	-\$51,060
176904	TEEFAM COLORADO LAND CO	2004	1111	2.350	102802	\$103,700	\$51,400	1.009	-\$52,300
176891	TEEFAM COLORADO LAND CO	2004	1111	2.234	97313	\$101,580	\$48,660	1.044	-\$52,920
105994	TEEFAM COLORADO LAND CO	2004	1111	1.733	75489	\$92,650	\$37,740	1.227	-\$54,910
176893	TEEFAM COLORADO LAND CO	2004	1111	4.504	196194	\$262,650	\$98,100	1.339	-\$164,550
192077	CDN SPRINGFIELD LP	2004	1111	1.879	81849	\$113,100	\$40,920	1.382	-\$72,180
176905	TEEFAM COLORADO LAND CO	2004	1111	2.172	94612	\$201,450	\$47,310	2.129	-\$154,140
192058	CDN SPRINGFIELD LP	2004	1111	0.057	2483	\$5,570	\$1,240	2.243	-\$4,330
192067	CDN SPRINGFIELD LP	2004	1111	0.399	17380	\$53,760	\$8,690	3.093	-\$45,070
						\$5,597,280	\$3,675,540		-\$1,921,740



OFFICE OF COUNTY ASSESSOR
100 JEFFERSON COUNTY PARKWAY GOLDEN, CO 80419-2500

JIM EVERSON
Assessor

February 8, 2006

Re: Property Tax Appeal for 2005

Dear Sir or Madam:

As part of a 2004 stipulation for lands owned by CDN Development & Teefam Colorado Land Co. identified in BAA docket number 44605, the owners will withdraw all further appeals with respect to such lands for tax year 2005.

Thank you,

David D Niles
Jefferson County Assessor's Office
303-271-8694

Petitioner (s)

By: # 1685

Ronald S. Losev

Title: Attorney

Phone: 303-297-2600