

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44618
Petitioner: RFS FINANCING PARTNERSHIP LP, 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.: 200497
 Category: Abatement Property Type: Commercial Real
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: \$4,575,000
 (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 17th day of January 2006.

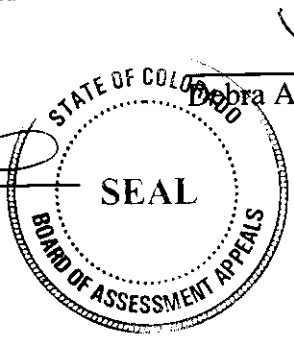
BOARD OF ASSESSMENT APPEALS

This decision was put on record
January 13, 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.

Keela Steele
Keela Steele



Debra A. Baumbach
Debra A. Baumbach

Colorado Board of Assessment Appeals
BOCC ABATEMENT APPEAL
STIPULATION

Docket Number: 44618

RFS Financing Partnership LP

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: **200497**
2. This Stipulation pertains to the year(s): 2003
3. The parties agree that the 2003 actual values of the subject property shall be Stipulated Values below:

BOCC Value	Stipulated Values	Total actual value, with allocated to land; and allocated to improvements.
5107600	4575000	
1021500	915000	
4086100	3660000	

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 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 cent 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: **200497** for the assessment years(s) covered by this Stipulation.

Petitioner (s)

By:

Title:

Phone:

Date:

[Signature]
Attorney in fact
303 825-0800
Berenbaum, Weinshienk & Eason P.C.
370 17th Street, Suite 4800
Denver, CO 80202

Jefferson County Board of Commissioners

By:

Title:

Phone:

Date:

[Signature]
Assistant County Attorney
303-271-8900
1-22-06
100 Jefferson County Parkway
Golden, CO 80419