

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 46405</p>
<p>Petitioner: BEAR LAND HOLDINGS LLC,</p> <p>v.</p> <p>Respondent: JEFFERSON COUNTY BOARD OF EQUALIZATION.</p>	
<p>ORDER ON STIPULATION</p>	

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.: 193122+1

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$6,917,290

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 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 11th day of August 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

August 10, 2007

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. Raumbach

Debra A. Baumbach

Heather Wilcox

Heather Wilcox



Colorado Board of Assessment Appeals
CBOE APPEAL
STIPULATION

2007 APR 11 11:09:10

Docket Number: 46405

Bear Land Holdings LLC
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): 193121 and 193122
2. This Stipulation pertains to the year(s): 2005
3. The parties agree that the 2005 actual values of the subject property shall be Stipulated Values below:

Schedule Number	CBOE Values	Stipulated Values	
193121	\$4,089,900	\$3,267,000	Total actual value, with allocated to land; and allocated to improvements.
	\$2,412,140	\$2,008,680	
	\$1,677,760	\$1,258,320	
193122	\$4,899,320	\$3,650,290	Total actual value, with allocated to land; and allocated to improvements.
	\$2,372,930	\$1,755,350	
	\$2,526,590	\$1,894,940	

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) agrees(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.

7. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of schedule number(s): 193121 and 193122 for the assessment year(s) covered by this Stipulation.

Petitioner (s) Bear Land Holdings LLC

Jefferson County Board of Equalization

By: PC Agent
Title: SULLIVAN VALUATION SERVICE GROUP

By: [Signature] X
Title: County Attorney

Phone: 303 273-0128
Date: 8/3/07

Phone: 303 271 8900
Date: 9/3/07

Docket Number: 46405

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