

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 47498
Petitioner: ARVADA WEST 04 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.: 433095+8

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:

Total Value: \$15,509,920

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

ORDER:

Respondent is ordered to reduce the 2006 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 3rd day of December 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

November 30, 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 Baumbach

Debra A. Baumbach

Toni Rigirotta

Toni Rigirotta



Colorado Board of Assessment Appeals
CBOE APPEAL
STIPULATION

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JEFFERSON COUNTY
BOARD OF EQUALIZATION

Docket Number:47498
ARVADA WEST 04 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): 433095, 433096, 433098, 433099, 433100, 441101, 441102, 441103 and 441104.
2. This Stipulation pertains to the year(s): 2006
3. The parties agree that the 2006 actual values of the subject property shall be Stipulated Values below:

Schedule Number	CBOE Values	Stipulated Values	Allocation:
433095	\$2,408,900	\$2,042,900	Total actual value, with 100%
	\$481,800	\$408,580	allocated to land; and 20%
	\$1,927,100	\$1,634,320	allocated to improvements. 80%
433096	\$932,700	\$791,000	Total actual value, with 100%
	\$186,500	\$158,200	allocated to land; and 20%
	\$746,200	\$632,800	allocated to improvements. 80%
433098	\$7,182,900	\$6,091,700	Total actual value, with 100%
	\$1,436,600	\$1,218,340	allocated to land; and 20%
	\$5,746,300	\$4,873,360	allocated to improvements. 80%
433099	\$673,300	\$673,300	Total actual value, with 100%
	\$134,700	\$134,700	allocated to land; and 20%
	\$538,600	\$538,600	allocated to improvements. 80%
433100	\$894,900	\$894,900	Total actual value, with 100%
	\$179,000	\$179,000	allocated to land; and 20%
	\$715,900	\$715,900	allocated to improvements. 80%
441101	\$1,630,900	\$1,383,200	Total actual value, with 100%
	\$326,200	\$276,640	allocated to land; and 20%
	\$1,304,700	\$1,106,560	allocated to improvements. 80%
441102	\$1,400,800	\$1,391,900	Total actual value, with 100%
	\$280,200	\$278,380	allocated to land; and 20%
	\$1,120,600	\$1,113,520	allocated to improvements. 80%

Schedule Number	CBOE Values	Stipulated Values		Allocation:
441103	\$1,620,630	\$1,620,630	Total actual value, with	100%
	\$1,089,060	\$1,089,060	allocated to land; and	67%
	\$531,570	\$531,570	allocated to improvements.	33%
441104	\$620,390	\$620,390	Total actual value, with	100%
	\$251,160	\$251,160	allocated to land; and	40%
	\$369,230	\$369,230	allocated to improvements.	60%
Combined Actual value of nine schedules		\$15,509,920		

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. *HMP* 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 of the property, which will be provided to the Assessor no later than March 15th of each year. *P*

6. *HMP* Petitioner(s) agrees to allow access to the improvements for the purposes of measuring or to obtain building condition information during normal business hours. *P*

7. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of the schedule numbers: 433095, 433096, 433098, 433099, 433100, 441101, 441102, 441103 and 441104 for the assessment years covered by this Stipulation.

Petitioner(s)
 By: Howard Light *HM*
President, Light + Company, Inc.
 Title: Agent for Owner
 Phone: (303) 575-9306
 Date: 11/16/2007

Jefferson County Board of Equalization
 By: *[Signature]*
 Title: Assistant County Attorney
 Phone: 303-271-8918
 Date: 11/27/07

Docket Number: 47498

100 Jefferson County Parkway
 Golden, CO 80419

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 JEFFERSON COUNTY
 BOARD OF EQUALIZATION



Board of County Commissioners

Jim Congrove
District No. 1
J. Kevin McCasky
District No. 2
Kathy Hartman
District No. 3

November 20, 2007

Diane M. Fechisin
Administrator for the Board
Board of Assessment Appeals
1313 Sherman Street, Room 315
Denver, Colorado 80203

RE: STIPULATION
Docket Number: 47498
Schedule Number: 433095+8

Dear Ms. Fechisin:

Enclosed please find an executed Stipulation regarding the above-referenced docket and schedule number. We request that the Stipulation be approved and the matter be withdrawn from your docket.

Please contact me at 303-271-8918 if you have any questions.

Respectfully,
Chris Courtney
Appeals Administrator

Enc.

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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