

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 48961**

Petitioner:

**YOUNGFIELD PLAZA LLC.,**

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.: 408379**

**Category: Abatement      Property Type: Industrial**

2. Petitioner is protesting the 2004-2006 actual value of the subject property.
3. The parties agreed that the 2004-2006 actual value of the subject property should be reduced to:

2004: \$7,250,000.00

2005 & 2006: \$7,500,000.00

**(See Attached Stipulations)**

3. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2004-2006 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 13h day of May, 2008.

This decision was put on the record

May 12, 2008

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

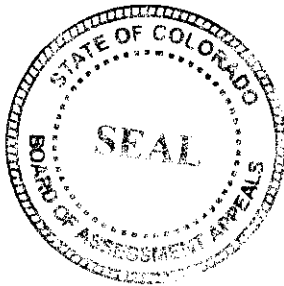
Karen E. Hart

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

Toni Rigirozzi  
Toni Rigirozzi



Colorado Board of Assessment Appeals  
ABATEMENT  
STIPULATION

Docket Number: 48961

Youngfield Plaza, LLC

Petitioner,

vs.

Jefferson County Board of County Commissioners

Respondent.

2008 MAY -9 PM 1:14  
CLERK OF DISTRICT COURT

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number: 408379
2. This Stipulation pertains to the year(s): 2004
3. The parties agree that the 2004 actual value of the subject property shall be Stipulated Values below:

Schedule Number	Abatement Values	Stipulated Values
408379	\$7,700,000	<b>\$7,250,000</b> Total actual value, with
	\$1,540,000	<b>\$1,450,000</b> allocated to land; and
	\$6,160,000	<b>\$5,800,000</b> allocated to improvements.

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 15<sup>th</sup> 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: 408379 for the assessment years(s) covered by this Stipulation.

Petitioner (s)

Jefferson County Board of County Commissioners

By: *MAR*  
Title: AGENT  
Phone: 720-299-0574  
Date: 5-7-08

By: *James S. ...*  
Title: Assistant County Attorney  
Phone: 303-271-8918  
Date: 5/8/08

100 Jefferson County Parkway  
Golden, CO 80419

Colorado Board of Assessment Appeals  
ABATEMENT  
STIPULATION

2008 MAY -9 PM 1:14  
2008 MAY 9 PM 1:14

Docket Number: 48961

Youngfield Plaza, LLC  
Petitioner,

vs.

Jefferson County Board of County Commissioners  
Respondent.

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number: 408379
2. This Stipulation pertains to the year(s): 2005 and 2006
3. The parties agree that the 2005 and 2006 actual value of the subject property shall be Stipulated Values below:

Schedule Number	Abatement Values	Stipulated Values
408379	\$7,700,000	<b>\$7,500,000</b> Total actual value, with
	\$1,540,000	<b>\$1,500,000</b> allocated to land; and
	\$6,160,000	<b>\$6,000,000</b> allocated to improvements.

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 15<sup>th</sup> 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: 408379 for the assessment years(s) covered by this Stipulation.

Petitioner (s)

Jefferson County Board of County Commissioners

By: UAB  
Title: AGENT  
Phone: 720 299-0976  
Date: 5-7-08

By: James Burgess  
Title: Assistant County Attorney  
Phone: 303-271-8918  
Date: 5/8/08

100 Jefferson County Parkway  
Golden, CO 80419