

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49091
Petitioner: RIATA ASSOCIATES 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.: 450151+2

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$36,628,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2007 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 14th day of May 2009.

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
Jefferson County Board of Equalization
STIPULATION

Docket Number: 49091
RIATA ASSOCIATES LLC
Petitioner,

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION
Respondent.

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2009 MAY 13 AM 6:52

BOTH PARTIES stipulate and agree as follows:


1. The subject property is described by the following Jefferson County Property Schedule Number(s):
450151, 450152, 450157
2. This Stipulation pertains to the year(s): 2007
3. The parties agree that the 2007 actual values of the subject property shall be Stipulated Values below:

Schedule Number	JCBOE Values	Stipulated Values	Allocation:
450151	\$24,160,000	\$19,648,000	Total actual value, with 100%
		\$3,929,600	allocated to land; and 20%
		\$15,718,400	allocated to improvements. 80%
450152	\$14,035,000	\$10,560,000	Total actual value, with 100%
		\$2,112,000	allocated to land; and 20%
		\$8,448,000	allocated to improvements. 80%
450157	\$14,300,600	\$6,420,000	Total actual value, with 100%
		\$1,284,000	allocated to land; and 20%
		\$5,136,000	allocated to improvements. 80%
TOTAL	\$52,495,600	\$36,628,000	

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 on 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 the schedule numbers: 450151, 450152 and 450157 for the assessment years covered by this Stipulation

Petitioner(s)

By:


Mike Walter

Title: Agent / 1st Net Real Estate Services

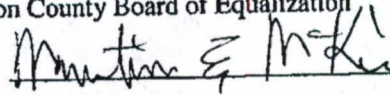
Phone: 720-962-5750

Date: 5/8/2009

Docket Number: 49091

Jefferson County Board of Equalization

By:


Title Assistant County Attorney

Phone: 303.271.8918

Date: 5/8/2009

100 Jefferson County Parkway
Golden, CO 80419