

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 54635
Petitioner: CHRISTOPHER HALL REALTY 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.: 431282+1
Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$12,076,716
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 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 9th day of December 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

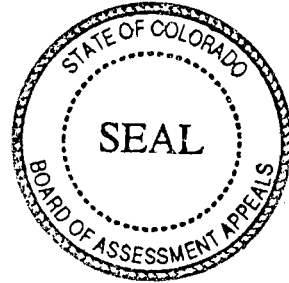
Debra A. Baumbach

Debra A. Baumbach

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

OM

Cara McKeller



Colorado Board of Assessment Appeals
Jefferson County Board of Equalization
STIPULATION

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2010 DEC -2 PM 2:26

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Christopher Hall Realty LLC
Petitioner,

vs.

Jefferson County Board of Equalization
Respondent.

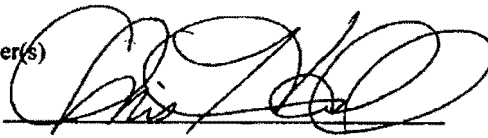
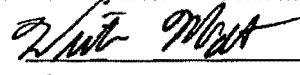
BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number(s): 431282 and 431283.
2. This Stipulation pertains to the year(s): 2009. IT MAY BE USED FOR PURPOSES OF SETTLING THE ABOVE DOCKETS AND FOR NO OTHER PURPOSE.
3. The parties agree that the 2009 actual values of the subject property shall be the Stipulated Values below. These negotiated values are not appraised values but are necessary to achieve equalization necessitated by the State Board of Assessment Appeals decisions for the years covered by this stipulation and shall have no bearing on any future valuations which will be determined in accordance with applicable law. The Stipulated Values are as follows:

Schedule Number	BOE Values	Stipulated Values	
431282	\$2,594,000	\$1,303,630	Total actual value, with
		\$1,302,630	allocated to land; and
		\$1,000	allocated to improvements.
431283	\$13,046,000	\$10,773,356	Total actual value, with
		\$3,559,976	allocated to land; and
		\$7,213,380	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) agrees to allow access to the improvements for the purposes of measuring or to obtain building condition information during normal business hours DURING THE ASSESSMENT CYCLE ATTRIBUTABLE TO THE 2009 PROPERTY TAX YEAR.
6. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of the schedule numbers: 431282 and 431283 for the assessment years covered by this Stipulation.
7. Each party shall bear its own attorney fees, costs, expert witness fees, and expenses in connection with this property tax appeal.

Docket Number: 54635
Christopher Hall Realty LLC

Petitioner(s)  Jefferson County Board of Commissioners
By: 
Title: MGR. Title: Assistant County Attorney
Phone: 303-238-7311 Phone: 303-271-8915
Date: 10/19/10 Date: 11-8-10

Docket Number: ~~54635~~

100 Jefferson County Parkway
Golden, CO 80419