

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 60408
Petitioner: GIRAFFE PROPERTIES 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.: 404101

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$3,270,000

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

ORDER:

Respondent is ordered to reduce the 2011 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 1st day of October 2012.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

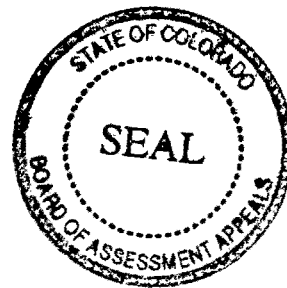
Debra A. Baumbach

Debra A. Baumbach

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

Cara McKeller

Cara McKeller



Colorado Board of Assessment Appeals
CBOE APPEAL STIPULATION
STATE OF COLORADO
BD OF ASSESSMENT APPEALS

Docket Number: 60408

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GIRAFFE PROPERTIES, LLC

Petitioner,

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION

Respondent.

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described in Jefferson County Property Schedule Number: 404101.
2. This Stipulation pertains to the year(s): 2011.
3. The parties agree that the 2011 actual values of the subject property shall be Stipulated Values below:

Schedule Number	CBOE Values	Stipulated Values	Allocation:
404101	\$3,842,500	\$3,270,000	Total actual value, with 100%
	\$768,500	\$654,000	allocated to land; and 20%
	\$3,074,000	\$2,616,000	allocated to improvements. 80%

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. *[Handwritten initials]*
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 or the property, which will be provided to the Assessor no later than March 15th of each year. *[Handwritten initials]*
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. *[Handwritten initials]*
7. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of the schedule numbers 404101 for the assessment years covered by this Stipulation.

Petitioner(s)

By: *[Signature]*

Title: President

Phone: 303-347-1878

Date: 9/20/12

Jefferson County Board of Equalization

By: *[Signature]*

Title Assistant County Attorney

Phone: 303.271.8918

Date: 9-27-12

100 Jefferson County Parkway

Golden, CO 80419

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