

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 60449</b>
Petitioner: <b>WALTRUST PROPERTIES, INC.,</b>  v.  Respondent: <b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 417409**

**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:            \$2,484,180**

(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 12th 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.

*CM*

\_\_\_\_\_  
Cara McKeller



STATE OF COLORADO  
 COLORADO BOARD OF ASSESSMENT APPEALS  
 CBOE APPEAL  
 STIPULATION

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Docket Number: 60449  
WALTRUST PROPERTIES, INC.  
 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 417409.
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:
417409	\$2,807,300	\$2,484,180	Total actual value, with 100%
	\$842,300	\$745,254	allocated to land; and 30%
	\$1,965,000	\$1,738,926	allocated to improvements. 70%

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.

*required pursuant to CRS 39-8-107*

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 15<sup>th</sup> of each year.~~ (KG)

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.~~ (KG)

7. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of the schedule numbers: 417409 for the assessment years covered by this Stipulation. *for calendar year 2011.* (KG)

Petitioner(s)  
 By: *Sandra Pedraza*  
 Title: Attorney #40136  
 Phone: 303-757-8865  
 Date: 9/27/12  
 Docket Number: 60449

Jefferson County Board of Equalization  
 By: *[Signature]*  
 Title: Assistant County Attorney  
 Phone: 303.271.8918  
 Date: 10-2-12  
 100 Jefferson County Parkway  
 Golden, CO 80419