

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 63114</b>
Petitioner: <b>WHEAT RIDGE TOWN CENTER APARTMENTS LLLP,</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.: 458465**

**Category: Valuation      Property Type: Residential**
  
2. Petitioner is protesting the 2013 actual value of the subject property.
  
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:  

**Total Value:            \$6,500,000**

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

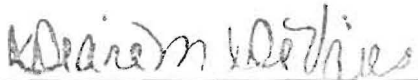
**ORDER:**

Respondent is ordered to reduce the 2013 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 20th day of February 2014.

**BOARD OF ASSESSMENT APPEALS**

  
\_\_\_\_\_  
Diane M. DeVries

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

  
\_\_\_\_\_  
Debra A. Baumbach

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



Colorado Board of Assessment Appeals

CBOE APPEAL  
STIPULATION

STATE OF COLORADO  
BO OF ASSESSMENT APPEALS

2014 FEB 18 PM 12:22

Docket Number: 63114  
Wheat Ridge Town Center Apartments LLLP  
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): 458465.
2. This Stipulation pertains to the year(s): 2013-2014
3. The parties agree that the 2013 actual values of the subject property shall be Stipulated Values below:

Schedule Number	CBOE Values	Stipulated Values	Allocation:
458465	\$9,440,700	\$6,500,000	Total actual value, with 100%
		\$1,625,000	allocated to land; and 25%
		\$4,875,000	allocated to improvements. 75%

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 or 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. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of the schedule numbers: 458465 for the assessment years covered by this Stipulation.

Petitioner(s)

Jefferson County Board of Equalization

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: Manager Wheat Ridge Town Center Apartments LLLP

Title: Assistant County Attorney

Phone: 720-420-1568

Phone: 303.271.8918

Date: 2/12/14

Date: 2/12/14

Docket Number: 63114

100 Jefferson County Parkway  
Golden, CO 80419



## Memorandum Concerning Settlement Proposal

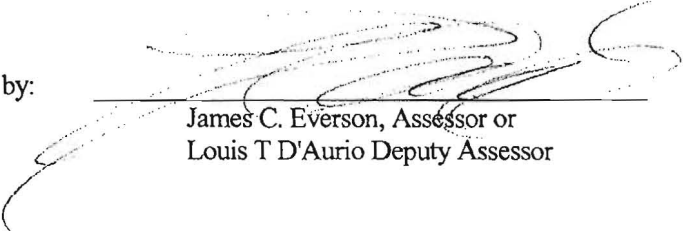
**To:** Jefferson County Board of Equalization  
**From:** Jefferson County Assessor  
**Date:** February 23, 2012  
**Re** Schedule Number(s):  
458465

The Jefferson County Assessor's Office recommends that the attached Stipulation Agreement for the above referenced schedule(s) be approved and entered into by the Jefferson County Board of Equalization.

The Jefferson County Assessor's Office has reviewed information provided by the Petitioner and the information and data collected by the Assessor's Office regarding valuation of the above referenced schedule(s). Based upon that review, the Jefferson County Assessor's Office finds that the values set forth in the Stipulation Agreement are fair and equalized and that entering into the Stipulation Agreement is appropriate and advisable.

Jefferson County Assessor

by:

  
\_\_\_\_\_  
James C. Everson, Assessor or  
Louis T D'Aurio Deputy Assessor