

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Docket Number: **65432**

Petitioner:

**ZUMA PW LLC,**

v.

Respondent:

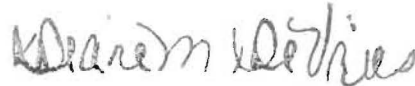
**JEFFERSON COUNTY BOARD OF EQUALIZATION**

**AMENDMENT TO ORDER (On Stipulation)**

**THE BOARD OF ASSESSMENT APPEALS** hereby amends its March 3, 2015 Order in the above-captioned appeal to reflect that the correct stipulated amount should be \$ 6,350,000 . In all other respects, the March 3, 2015 Order shall remain in full force and effect.

**DATED/MAILED** this 1st day of April, 2015.

**BOARD OF ASSESSMENT APPEALS**



Diane M. DeVries



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



<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 65432</b>
Petitioner: <b>ZUMA PW LLC,</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.: 182176+1**  
     **Category: Valuation      Property Type: Commercial Real**
  
2. Petitioner is protesting the 2014 actual value of the subject property.
  
3. The parties agreed that the 2014 actual value of the subject property should be reduced to:  
     **Total Value:            \$5,575,000**  
     (Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2014 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 3rd day of March 2015.

**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.

*[Handwritten Signature]*

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



Colorado Board of Assessment Appeals  
CBOE APPEAL  
STIPULATION

STATE OF COLORADO  
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Docket Number: 65432  
ZUMA PW, 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): 182174.
2. This Stipulation pertains to the year(s): 2014
3. The parties agree that the 2014 actual value of the subject property shall be Stipulated Values below:

Schedule Number	CBOE Values	Stipulated Values		Allocation:
182174	\$6,884,000	<b>\$5,575,000</b>	Total actual value, with	100%
		\$1,115,000	allocated to land; and	20%
		\$4,460,000	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.
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: 182174 for the assessment years covered by this Stipulation.

Petitioner(s)

By: 

Title: Agent for Owner

Phone: 720-354-3515

Date: 2/19/15

Jefferson County Board of Equalization

By: 

Title: Assistant County Attorney

Phone: 303.271.8918

Date: 2/24/15

Docket Number: 65432

100 Jefferson County Parkway  
Golden, CO 80419

Colorado Board of Assessment Appeals  
CBOE APPEAL  
STIPULATION

Docket Number: 65432  
ZUMA PW, 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): 182176.
2. This Stipulation pertains to the year(s): 2014
3. The parties agree that the 2014 actual value of the subject property shall be Stipulated Values below:

Schedule Number	CBOE Values	Stipulated Values	Allocation:
182176	\$968,500	<b>\$775,000</b>	Total actual value, with 100%
		\$155,000	allocated to land; and 20%
		\$620,000	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.
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 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: 182176 for the assessment years covered by this Stipulation.

Petitioner(s)

By: 

Title: Assistant of Owner

Phone: 720 351-3575

Date: 2/19/15

Jefferson County Board of Equalization

By: 

Title Assistant County Attorney

Phone: 303.271.8918

Date: 2/24/15

Docket Number: 65432

100 Jefferson County Parkway  
Golden, CO 80419