

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53827
Petitioner: LHA REAL ESTATE 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.: 162702

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:

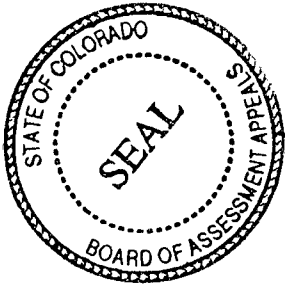
Total Value: \$12,800,000

(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 25th day of March 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

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

Melissa Nord

Melissa Nord

Debra A. Baumbach

Debra A. Baumbach

Colorado Board of Assessment Appeals
CBOE APPEAL
STIPULATION

Docket Number: 53827

LHA Real Estate 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: 162702
2. This Stipulation pertains to the year(s): 2009 and 2010
3. The parties agree that the 2009 and 2010 actual values of the subject property shall be Stipulated Values below:

CBOE Value	Stipulated Values	
19,909,000	12,800,000	Total actual value, with allocated to land; and allocated to improvements.
3,982,000	256,000	
15,927,000	12,544,000	

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 for the property, which will be provided to the Assessor ~~no later than March 15th of each year~~ if future claims include overvaluation, and such information is applicable for valuation of taxable property.
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. This valuation is for purposes of settlement only and does not reflect an appraised value.
8. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of schedule number: 162702 for the assessment years(s) covered by this Stipulation.

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Petitioner (s) Patrick Sullivan
 By: _____
 Title: Authorized Agent
 Phone: 303-273-0138
 Date: March 19, 2010

Digitally signed by Patrick Sullivan
 DN: cn=Patrick Sullivan, o=US,
 ou=Sullivan Valuation Services
 Group, LLC,
 email=pat@sullivan-1.com
 Date: 2010.03.19 16:19:06 -0500

Jefferson County Board of Equalization
 By: James Burgess #2933
 Title: Assistant County Attorney
 Phone: 303-271-8918
 Date: 3/23/2010

100 Jefferson County Parkway
Golden, CO 80419