

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57604
Petitioner: 1 NO LLC, v. Respondent: JEFFERSON COUNTY BOARD OF COMMISSIONERS.	
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.: 109503

Category: Abatement 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: \$1,550,000

(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 16th day of November 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

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

Debra A. Baumbach

CM

Cara McKeller



Colorado Board of Assessment Appeals
BOCC ABATEMENT APPEAL
STIPULATION

Docket Number: 57604

LNQ, LLC
Petitioner,

vs.

Jefferson County Board of Commissioners
Respondent.

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2011 NOV 1 10:56 AM

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number: 109503
2. This Stipulation pertains to the year(s): 2009
3. The parties agree that the 2009 actual values of the subject property shall be Stipulated Values below:

Schedule Number	BOCC Values	Stipulation Values
109503	\$1,693,700	\$1,550,000 Total actual value, with
	\$338,740	\$310,000 allocated to land; and
	\$1,354,960	\$1,240,000 allocated to improvements.

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. If applicable, Petitioner(s) agree(s) to provide the Jefferson County Assessor with information, including, but not limited to, actual rent rolls, together with operating income and expense information for the property and other confidential information to assist in the appraisal process for future years on or before March 15th 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. If the total amount of taxes to be refunded to the Petitioner hereunder is in excess of one thousand dollars and the property tax administrator has not yet approved the refund in accordance with 39-2-116 C.R.S., then this Stipulation shall be subject to such approval and shall only become binding upon the parties to this Stipulation as of the time of such approval.
8. This valuation is for purposes of settlement only and does not reflect an appraised value.
9. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of the subject property for the assessment years(s) covered by this Stipulation.

Petitioner (s)
By: [Signature]
Steve Evans

Jefferson County Board of Commissioners
By: [Signature] #32933

Title: The E Company, Inc.
Phone: 720-351-3515
Date: 10/27/2011

Title: Assistant County Attorney
Phone: 303-271-8918
Date: 11-3-2011
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