

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 59294
Petitioner: EL RANCHO INVESTMENTS, 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.: 445436

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: \$1,030,000

(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 16th day of April 2012.

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
CBOE APPEAL
STIPULATION

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Docket Number: 59294
EL RANCHO INVESTMENTS 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): 445436.
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 Value	Stipulated Value		Allocation:
445436	\$1,179,000	\$1,030,000	Total actual value, with	100%
		\$309,000	allocated to land; and	30%
		\$721,000	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.
5. Petitioner(s) ^{required pursuant to CRS 39-8-107} 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 of the property, which will be provided to the Assessor no later than March 15th of each year. (KGT)
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.~~ (KGT)
7. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of the schedule numbers: 445436 for the assessment years covered by this Stipulation ^{for calendar} year 2011. (KGT)

Petitioner(s)
By: *Kendall Jeldness*
Title: Attorney, # 40136
Phone: 303-757-8865
Date: April 9, 2012

Jefferson County Board of Equalization
By: *James Bangson # 36933*
Title: Assistant County Attorney
Phone: 303.271.8918
Date: 4/12/2012

Docket Number: 59294

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