

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 60118
Petitioner: MERSCO REALTY CO., INC., 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.: 189575+15

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: \$7,803,135

(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 20th day of August 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

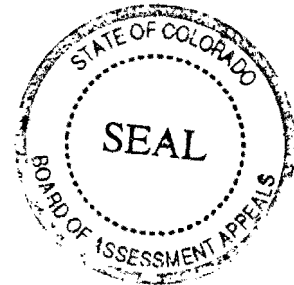
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Cara McKeller

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



Colorado Board of Assessment Appeals
CBOE APPEAL
STIPULATION

Docket Number: 60118
Mersco Realty Co. Inc.
Petitioner(s),

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): 189575, 189576, 189577, 189578, 189579, 189580, 189581, 189582, 189583, 189586, 189587, 213026, 189598, 193727, 193728, 201766
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 Values	Stipulated Values	
189575	\$65,600	\$60,375	
189576	\$264,200	\$243,070	
189577	\$170,900	\$157,260	
189578	\$205,800	\$189,330	
189579	\$138,600	\$127,480	
189580	\$252,600	\$232,420	
189581	\$101,100	\$92,980	
189582	\$179,200	\$164,830	
189583	\$93,800	\$86,320	
189586	\$1,575,200	\$1,449,220	
189587	\$274,300	\$252,370	
213026	\$315,000	\$289,800	
189598	\$539,400	\$496,260	
193727	\$2,420,800	\$2,227,200	Total actual value, with
	\$2,419,800	\$2,226,200	allocated to land; and
	\$1,000	\$1,000	allocated to improvements.
193728	\$1,510,400	\$1,389,600	Total actual value, with
	\$1,509,400	\$1,388,600	allocated to land; and
	\$1,000	\$1,000	allocated to improvements.
201766	\$374,500	\$344,620	Total actual value, with
	\$373,500	\$343,620	allocated to land; and
	\$1,000	\$1,000	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.

required
pursuant
to
C.R.S.
39-8-107
(KG)

5. Petitioner(s) agree(s) to provide the Jefferson County Assessor, if applicable, with ~~confidential~~ (KG) 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. (KG) JB
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.~~ (KG) JB
7. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of the schedule numbers: 189575, 189576, 189577, 189578, 189579, 189580, 189581, 189582, 189583, 189586, 189587, 213026, 189598, 193727, 193728, 201766 or the assessment years covered by this Stipulation. *for calendar year 2011.* (EG) JB

Petitioner(s)

By: Barry J Goldstein #2218
Title: Attorney
Phone: 303 757-8865
Date: August 17, 2012

Jefferson County Board of Equalization

By: X James Burgin #36933
Title: Assistant County Attorney
Phone: 303.271.8918
Date: 8/17/12

Docket Number: 60118

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Golden, CO 80419