

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63263
Petitioner: 5455 E. 52ND AVE 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.: 428751

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$678,200
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2013 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 21st day of March 2014.

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

Cara McKeller

Cara McKeller



Colorado Board of Assessment Appeals
 CBOE APPEAL
 STIPULATION

2014 MAR 20 PM 1:56

Docket Number: 63263

5455 W. 59th Ave. LLC

Petitioner,

vs.

Jefferson County Board of Equalization

Respondent.

BOTH PARTIES stipulate and agree as follows:

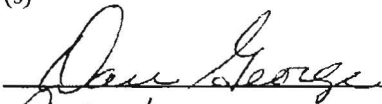
1. The subject property is described by the following Jefferson County Property Schedule Number: 428751
2. This Stipulation pertains to the year(s): 2013 and 2014.
3. The parties agree that the 2013 and 2014 actual values of the subject property shall be Stipulated Values below:

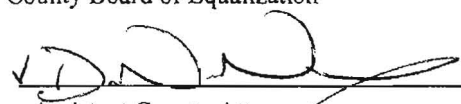
Schedule Number	CBOE Values	Stipulated Values	
428751	\$820,400	\$678,200	Total actual value, with
	\$164,100	\$135,600	allocated to land; and
	\$656,300	\$542,600	allocated to improvements.

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. 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.
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 his right to a Board of Assessment Appeals hearing and any further appeal of schedule number: **428751** for the assessment years(s) covered by this Stipulation.

Petitioner (s)

Jefferson County Board of Equalization

By: 
 Title: Agent
 Phone: 720-962-5750
 Date: 3-19-2014

By: 
 Title: Assistant County Attorney
 Phone: 303-271-8918
 Date: 3/20/14

100 Jefferson County Parkway
 Golden, CO 80419