

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 63484**

Petitioner:

**LNB & PQB REAL ESTATE VENTURES I, 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.: 109501**

**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:            \$250,000**  
(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 31st day of July 2014.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

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

*Cara McKeller*

\_\_\_\_\_  
Cara McKeller



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Colorado Board of Assessment Appeals  
STIPULATION

Docket Number: 63484

Petitioner, LNB & PQB Real Estate Ventures I LLC

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): 109501
2. This Stipulation pertains to the year(s): 2013
3. The parties agree that the 2013 actual values of the subject property shall be Stipulated Values below. These negotiated values are not appraised values and shall have no bearing on any future valuations which will be determined in accordance with applicable law.

Schedule Number	BOE Values	Stipulated Values	
109501	\$351,050	\$250,000	Total actual value
		\$50,000	allocated to land (Calculated as 20% of total
		\$200,000	allocated to improvements. value.)

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) <sup>upon request</sup> 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 or the property, ~~which will be provided to the Assessor as late as March 15<sup>th</sup> 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. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of the schedule numbers: 109501 for the assessment years covered by this Stipulation.

LNB & PQB REAL ESTATE VENTURES I, LLC  
Petitioner(s)

By: Jeffrey M. Bradley  
 Title: Manager  
 Phone: (303) 697-1717  
 Date: July 14, 2014

Jefferson County Board of Equalization

By: [Signature]  
 Title: Assistant County Attorney  
 Phone: 303-271-8918  
 Date: 7-17-14

Docket Number: 63484

100 Jefferson County Parkway  
Golden, CO 80419