

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 65406
Petitioner: LSI RETAIL I 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.: 451561

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:

Total Value: \$1,405,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2012 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 March 2015.

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

CM



Colorado Board of Assessment Appeals
ABATEMENT APPEAL
STIPULATION

Docket Number: 65406

LSI RETAIL I, LLC
Petitioner,

vs.

Jefferson County Board of Commissioners
Respondent.

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number: 451561
2. This Stipulation pertains to the year(s): 2012
3. The parties agree that the 2012 actual values of the subject property shall be Stipulated Values below:

BOCC Value	Stipulated Values	
\$1,835,500	\$1,405,000	Total actual value, with
\$ 550,500	\$ 281,000	allocated to land; and
\$1,285,000	\$1,124,000	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. ~~If the total amount of taxes to be refunded to the Petitioner hereunder is in excess of ten thousand dollars and the property tax administrator has not yet approved such 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.~~
7. ~~Petitioner(s) agrees to allow access to the improvements for the purposes of measuring or to obtain building condition information during normal business hours.~~
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:

Mike Shafer

Title:

President of Property Tax Refund Consultants LLC

Phone:

303-550-8815

Date:

3/6/15

Jefferson County Board of Commissioners

By:

[Signature]

Title:

Assistant County Attorney

Phone:

(303) 271-8907

Date:

3/11/15

100 Jefferson County Parkway
Golden, CO 80419