

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 65412</b>
Petitioner: <b>LSI RETAIL I LLC,</b>  v.  Respondent: <b>JEFFERSON COUNTY BOARD OF COMMISSIONERS.</b>	
<b>ORDER ON STIPULATION</b>	

**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+1**  
  
**Category: Abatement      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:            \$5,818,900**  
 (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 7th day of April 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



STATE OF COLORADO  
 BOCC ABATEMENT APPEALS  
 COLORADO BOARD OF ASSESSMENT APPEALS  
 BOCC ABATEMENT APPEAL  
 STIPULATION  
 2015 APR -6 PM 1:59

Docket Number: 65412

PETITIONER: LSI Retail I, LLC

v.

RESPONDENT: Jefferson County Board of County Commissioners

BOTH PARTIES stipulate and agree as follows:

1. The subject properties are described by the following Jefferson County Property Schedule Numbers: 451561 and 452276.
2. This Stipulation pertains to tax years 2013 ~~and 2014~~.
3. The parties agree that the 2013 ~~and 2014~~ actual values of the subject properties shall be the Stipulated Values below:

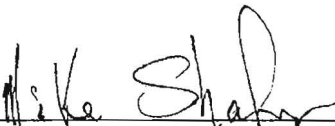
Schedule 451561:

BOCC Values	Stipulated Values		Allocation:
\$1,884,400	<b>\$1,405,000</b>	Total actual value, with	100%
\$565,400	\$281,000	allocated to land and	20%
\$1,319,000	\$1,124,000	allocated to improvements	80%

Schedule 452276:

BOCC Values	Stipulated Values		Allocation:
\$4,763,900	<b>\$4,413,900</b>	Total actual value, with	100%
\$952,900	\$882,780	allocated to land and	20%
\$3,811,000	\$3,531,120	allocated to improvements	80%

4. ~~If the Petitioner 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 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 agrees 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. 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 C.R.S. § 39-2-116, 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 agrees to allow access to the improvements for the purposes of measuring or to obtain building condition information during normal business hours.
8. Petitioner agrees to waive the right to a Board of Assessment Appeals hearing and any further appeal of schedule numbers 451561 and 452276 for tax years 2013 ~~and 2014~~.

Petitioner:  
 By:   
 Title: President of Property Tax Refund Consultants  
 Phone: (303) 550-8815  
 Date: 3/21/2015

Jefferson County Board of County  
 Commissioners  
 By:   
 Title: Assistant County Attorney  
 Phone: (303) 271-8900  
 Date: 4/6/15