

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 66924</p>
<p>Petitioner: REALTY INCOME CORPORATION - v. Respondent: JEFFERSON COUNTY BOARD OF EQUALIZATION</p>	
<p style="text-align: center;">ORDER ON STIPULATION</p>	

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.: 421751
Category: Valuation **Property Type: Commercial**
2. Petitioner is protesting the 2015 actual value of the subject property.
3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$1,363,650
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2015 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 13th day of May 2016.

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

G. Katardzic

Gordana Katardzic



Colorado Board of Assessment Appeals
CBOE Appeal
STIPULATION

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

2016 MAY 11 AM 11:02

Docket Number(s): 66924

REALTY INCOME CORPORATION

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(s): 421751
2. The parties agree that the 2015 actual value of the subject property shall be Stipulated Values below:

<u>Sch. #</u>	<u>CBOE Values</u>	<u>Stipulated Values</u>	
421751	\$ 1,413,650	\$ 1,363,650	Total actual value, with
		\$ 363,650	allocated to land; and
		\$ 1,000,000	allocated to improvements

3. 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.
4. 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 shall include, but not be limited to, 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.
5. Petitioner(s) agrees to allow access to the improvements for the purposes of measuring or to obtain building condition information during normal business hours.
6. This valuation is for purposes of settlement only and does not reflect an appraised value.
7. Petitioner(s) agree(s) to waive the right to any further appeal of schedule number(s): 421751 for the assessment years(s) 2015.

REALTY INCOME CORPORATION

By: HEATH STUARD

Title: Tax Rep

Phone: 812-484-8536

Date: 5-11-16

Jefferson County Board of Equalization

By: [Signature]

Title: Assistant County Attorney

Phone: 303-271-8918

Date: 5/11/2016

Docket Number(s):
66924

100 Jefferson County Parkway
Golden, CO 80419



Memorandum Concerning Settlement Proposal

To: Colorado Board of Assessment Appeals
From: Jefferson County Assessor
Date: Wednesday, May 11, 2016
Re: Schedule Number(s): 421751
Docket Number(s): 66924

RECEIVED
MAY 11 2016
JEFFERSON COUNTY
BOARD OF EQUALIZATION

The Jefferson County Assessor's Office recommends that the attached Stipulation Agreement for the above referenced schedule(s) be approved and entered into by the Colorado Board of Assessment Appeals.

The Jefferson County Assessor's Office has reviewed information provided by the Petitioner and the information and data collected by the Assessor's Office regarding valuation of the above referenced schedule(s). Based upon that review, the Jefferson County Assessor's Office finds that the values set forth in the Stipulation Agreement are fair and equalized and that entering into the Stipulation Agreement is appropriate and advisable.

Jefferson County Assessor

by: Nancy D. Anders
Ron Sandstrom, Assessor or
Nancy Anders, Deputy Assessor

STATE OF COLORADO
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