

DATED AND MAILED this 25th day of April 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 APR 14 AM 8:50

Docket Number(s): 68309

Au Zone Arvada 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(s): 445455
2. The parties agree that the 2015, 2016 actual value of the subject property shall be Stipulated Values below:

<u>Sch. #</u>	<u>CBOE Values</u>	<u>Stipulated Values</u>		<u>Allocation</u>
445455	\$ 9,568,000	\$ 8,200,000	Total actual value, with	100%
		\$ 1,640,000	allocated to land; and	20%
		\$ 6,560,000	allocated to improvements	80%

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): 445455 for the assessment years(s) 2015, 2016, except as noted above in Item #3.

Au Zone Arvada, LLC

By:


Neil B. Oberfeld, Greenberg Traurig, LLP

Title: Attorney for Petitioner

Phone: 303-572-6500

Date: April 12, 2016

Jefferson County Board of Equalization

By:



Title: Assistant County Attorney

Phone: 303-271-8900

Date: 4/13/16

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Golden, CO 80419