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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 68311 |
| Petitioner: 56TH AVENUE VENTURES 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.: 438542

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: \$2,600,000

(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 23rd 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
BO OF ASSESSMENT APPEALS
2016 MAY 20 AM 10:00

Docket Number: 68311

56TH AVENUE VENTURES LLC
Petitioner,

vs

JEFFERSON COUNTY BOARD OF EQUALIZATION
Respondent.

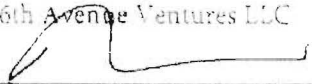
BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number(s): 438542
2. The parties agree that the 2015 and 2016 actual value of the subject property shall be Stipulated Values below:

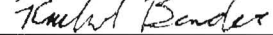
| Schedule Number | BOE Value | Stipulated Values | Allocation Percentage | |
|-----------------|--------------------|--------------------|-----------------------|--------------|
| | \$600,000 | \$520,000 | 20% | Land |
| | \$2,400,000 | \$2,080,000 | 80% | Imps |
| 438542 | \$3,000,000 | \$2,600,000 | 100% | Total |

3. The stipulation is made based on an agreement between the Assessor's Office and the representative of the petitioner. The change in value for schedule #438542 does not reflect market 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.
8. Petitioner(s) agrees(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of the schedule number: 438542 for the assessment year(s) 2015 and 2016, except as noted above in item #4.

Petitioner(s) 56th Avenue Ventures LLC

By: 
Neil B. Oberfeld, Greenberg Traurig, LLP
Title: Attorney for Petitioner
Phone: 303-572-6500
Date: May 17, 2016

Jefferson County Board of Equalization

By: 
Title: Assistant County Attorney
Phone: (303) 271-8918
Date: 5/19/16

Docket Number(s): 68311

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Golden, CO 80419