

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 69859</b>
Petitioner: <b>LEPRINO FOODS -</b>  v.  Respondent: <b>JEFFERSON COUNTY BOARD OF EQUALIZATION</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.: 300216525**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

**Total Value: \$3,074,757**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2016 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 27th day of January 2017.

**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

2017 JAN 27 AM 10:47

Docket Number(s): 69859

Leprino Foods  
 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): 300216525
2. The parties agree that the 2016 actual value of the subject property shall be Stipulated Values below:

<u>Schedule</u>	<u>CBOE Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300216525	\$3,479,906	Total:	\$3,074,757	100.00%
		Land:	\$372,200	12.11%
		Improvements:	\$2,702,557	87.89%

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 15<sup>th</sup> 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): 300216525 for the assessment years(s) 2016.

Leprino Foods

By: W. Andrew Grove  
 Title: Authorized Agent  
 Phone: 772-934-0022  
 Date: 1/19/17

Jefferson County Board of Equalization

By: Candice Stone  
 Title: Assistant County Attorney  
 Phone: 303-271-8906  
 Date: 1/22/17

Docket Number(s):  
 68365

100 Jefferson County Parkway  
 Golden, CO 80419