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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203                | <b>Docket Number: 70119</b> |
| Petitioner:<br><b>5880 W 88TH AVE LLC</b><br><br>v.<br><br>Respondent:<br><b>JEFFERSON COUNTY BOARD OF COUNTY<br/>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.: 300419499**  
**Category: Abatement 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: \$2,519,000**  
 (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 25th day of August 2017.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Christine Fontenot*

\_\_\_\_\_  
Christine Fontenot



Colorado Board of Assessment Appeals  
 BOCC Abatement Appeal  
 STIPULATION

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Docket Number(s): 70119

5880 W 88<sup>th</sup> Ave LLC

Petitioner,

vs.

Jefferson County Board of Commissioners

Respondent.

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number(s): 300419499
2. The parties agree that the 2016 actual value of the subject property shall be Stipulated Values below:

| <u>Schedule</u> | <u>Prior Values</u>       | <u>Stipulated Values</u>  | <u>Allocation</u> |
|-----------------|---------------------------|---------------------------|-------------------|
| 300419499       | Total: \$2,688,000        | Total: \$2,519,000        | 100.00%           |
|                 | Land: \$1,075,000         | Land: \$1,007,600         | 40.00%            |
|                 | Improvements: \$1,613,000 | Improvements: \$1,511,400 | 60.00%            |

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): 300419499 for the assessment years(s) 2016.
8. 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 39-2-116 C.R.S., 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.

5880 W 88<sup>th</sup> Ave LLC

Petitioner

By:

*Mike Walter*  
 MIKE WALTER

Title:

AGENT FOR PETITIONER

Phone:

720-962-5750

Date:

8/24/17

Jefferson County Board of Commissioners

Respondent

By:

*Rachel Bender*

Title:

Assistant County Attorney

Phone:

303-271-8918

Date:

8/25/17

Docket Number(s):

70119

100 Jefferson County Parkway

Golden, CO 80419