

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 71981</b>
Petitioner: <b>10170/10249 CHURCH RANCH WAY LLC</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 accepted 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.: 300434570+1**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

**Total Value: \$19,600,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

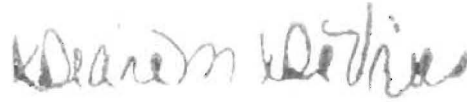
**ORDER:**

Respondent is ordered to reduce the 2017 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 15th day of June 2018.

BOARD OF ASSESSMENT APPEALS

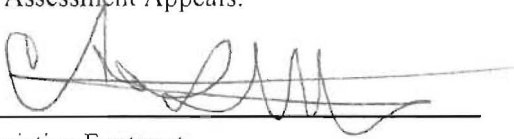


Diane M. DeVries



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



Colorado Board of Assessment Appeals  
Appeal  
STIPULATION

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS  
2018 JUN 13 AM 10:11

Docket Number(s): 71981

Church Ranch Way 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): 300434570
2. The parties agree that the 2017, 2018 actual value of the subject property shall be Stipulated Values below:

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>	<u>Allocation</u>
300434570	\$4,250,800	Total: \$4,200,000	100.00%
		Land: \$1,830,504	43.58%
		Improvements: \$2,369,496	56.42%

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 hearing or appeal of schedule number(s): 300434570 for the assessment years(s) 2017, 2018.

Church Ranch Way LLC

Petitioner

By: \_\_\_\_\_

*Alan J. [Signature]* #7691

Title: \_\_\_\_\_

*Attorney for Petitioner*

Phone: \_\_\_\_\_

*303-993-3753*

Date: \_\_\_\_\_

*6/12/18*

Jefferson County Board of Equalization

Respondent

By: \_\_\_\_\_

*Cassie A. [Signature]*

Title: \_\_\_\_\_

*Assistant County Attorney*

Phone: \_\_\_\_\_

*303-271-8906*

Date: \_\_\_\_\_

*6/13/18*

Docket Number(s):

71981

100 Jefferson County Parkway  
Golden, CO 80419

Colorado Board of Assessment Appeals  
Appeal  
STIPULATION

STATE OF COLORADO  
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2018 JUN 13 AM 10:11

Docket Number(s): 71981

Church Ranch Way 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): 300434572
2. The parties agree that the 2017, 2018 actual value of the subject property shall be Stipulated Values below:

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>	<u>Allocation</u>
300434572	\$15,543,300	Total: \$15,400,000	100.00%
		Land: \$2,699,414	17.53%
		Improvements: \$12,700,586	82.47%

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 hearing or appeal of schedule number(s): 300434572 for the assessment years(s) 2017, 2018.

Church Ranch Way LLC

Petitioner

By: \_\_\_\_\_

*Alan Joe #7641*

Title: \_\_\_\_\_

*Attorney for Petitioner*

Phone: \_\_\_\_\_

*303-993-3953*

Date: \_\_\_\_\_

*6/12/18*

Jefferson County Board of Equalization

Respondent

By: \_\_\_\_\_

*Cassie Thomas*

Title: \_\_\_\_\_

Assistant County Attorney

Phone: \_\_\_\_\_

303-271-8906

Date: \_\_\_\_\_

6/13/18

Docket Number(s):

71981

100 Jefferson County Parkway  
Golden, CO 80419