

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 73849</b>
Petitioner: <b>MELVIN LEWIS JOHNSON</b>  v.  Respondent: <b>JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS</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.: 300441297**  
**Category: Abatement Appeal                      Property Type: Commercial**
  
2. Petitioner is protesting the 15-16 actual value of the subject property.
  
3. The parties agreed that the 15-16 actual value of the subject property should be reduced to:  

**Total Value: \$3,000,000**  
 (Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 15-16 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 24th day of April 2018.

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.

*Gordana Katardzic*

Gordana Katardzic



Colorado Board of Assessment Appeals  
Abatement  
STIPULATION

2018 APR 12 PM 4:35

Docket Number(s): 73849

MELVIN LEWIS JOHNSON

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): 300441297
2. The parties agree that the 2015, 2016 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>
300441297	\$3,140,000	Total: \$3,000,000	100.00%
		Land: \$628,000	20.93%
		Improvements: \$2,372,000	79.07%

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): 300441297 for the assessment years(s) 2015, 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.

MELVIN LEWIS JOHNSON

Petitioner

By: *Dave George*

1st Net Real Estate Services, Inc.

Title: Agent for the Petitioner

Phone: 720-962-5750

Date: 4-10-2018

Jefferson County Board of Commissioners

Respondent

By: *Carmel Brown*

Title: Assistant County Attorney

Phone: 303-271-8906

Date: 4/11/18

Docket Number(s):

73849

100 Jefferson County Parkway

Golden, CO 80419