

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49818
Petitioner: J & C GROUP 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.: 153715

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$3,700,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2007 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 14th day of May 2009.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

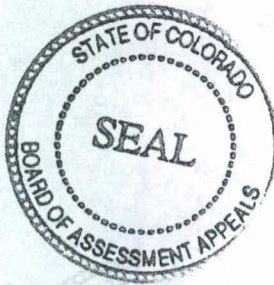
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Toni Rigirozzi

Toni Rigirozzi



Colorado Board of Assessment Appeals
CBOE APPEAL
STIPULATION

Docket Number: 49818

J & C Group, LLC
Petitioner,

vs.

Jefferson County Board of Equalization
Respondent.

STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2009 MAY 13 AM 11:59
153715

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number: 153715
2. This Stipulation pertains to the year(s): 2007
3. The parties agree that the 2007 actual values of the subject property shall be Stipulated Values below:

Schedule Number	CBOE Values	Stipulated Values	
153715	\$3,900,000	\$3,700,000	Total actual value, with
	\$294,000	\$740,000	allocated to land; and
	\$3,606,000	\$2,960,000	allocated to improvements.

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.
5. 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 includes actual rent rolls, together with operating income and expense information for the property, which will be provided to the Assessor no later than March 15th of each year.
6. Petitioner(s) agrees to allow access to the improvements for the purposes of measuring or to obtain building condition information during normal business hours.
7. This valuation is for purposes of settlement only and does not reflect an appraised value.
8. Petitioner(s) agree(s) to waive his right to a Board of Assessment Appeals hearing and any further appeal of schedule number: 153715 for the assessment year(s) covered by this Stipulation.

Petitioner (s)

By: *Darius Bzorgpour*
Title: Darius Bzorgpour
Phone: 303-368-0500
Date: 5/13/09

Jefferson County Board of Equalization

By: *Matthew E. McKinley*
Title: Assistant County Attorney
Phone: 303-271-8918
Date: 5/13/2009

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