

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 59095
Petitioner: AU ZONE ARVADA 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.: 445455

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$5,540,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 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 21st day of December 2011.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

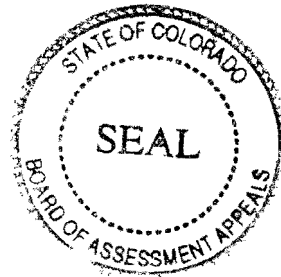
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



Colorado Board of Assessment Appeals
CBOE APPEAL
STIPULATION

Docket Number: not docketed
AU ZONE ARVADA 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): 445455.
2. This Stipulation pertains to the year(s): 2011 & 2012
3. The parties agree that the 2011 & 2012 actual values of the subject property shall be Stipulated Values below:

Schedule Number	BOCC Values	Stipulated Values		Allocation:
445455	\$8,000,000	\$5,540,000	Total actual value, with	100%
		\$4,202,700	allocated to land; and	76%
		\$1,337,300	allocated to improvements	24%

4. If the Petitioner(s) were to add improvements or add to an existing improvement, then the Assessor's Office may increase the 2012 valuation to reflect that value of the 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 of 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. Except as provided below, Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of the schedule numbers: 445455 for the assessment years covered by this Stipulation. Petitioner shall have the right to protest and appeal the 2011 and 2012 valuations of the subject property in the event that: (i) the Assessor's Office changes the 2011 valuation; (ii) the valuation reflected on the 2012 Notices of Valuation ("NOV") for the subject property is not consistent with the Stipulated Values, or is consistent with the Stipulated Values, but is subsequently changed by the Assessor's Office; (iii) any of the improvements located on the subject property are damaged or demolished; or (iv) the Assessor's Office elects to adjust the Stipulated Values upward as provided for in Section 4 above.

Petitioner(s)

Au Zone Arvada LLC

By:

Neil B. Oberfeld,
Greenberg Traurig, LLP

Title: Attorney for Petitioner

Phone: 303.572.6500

Date: 12/14/11

Docket Number: No docket

Jefferson County Board of Equalization

By:

Title Assistant County Attorney

Phone: 303.271.8918

Date:

100 Jefferson County Parkway
Golden, CO 80419