

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 59877
Petitioner: LAKESIDE CENTER 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.: 213316+6

Category: Valuation Property Type: Vacant Land
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: \$4,067,150

(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 3rd day of July 2012.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

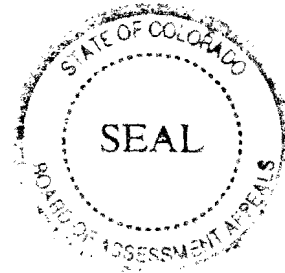
Diane M. DeVries

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



Colorado Board of Assessment Appeals
CBOE APPEAL
STIPULATION

Docket Number: 59877

Lakeside Center 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 Numbers: 456104, 213316, 213317, 456100, 456102, 456103, 456105.
2. This Stipulation pertains to the year(s): 2011
3. The parties agree that the 2011 actual values of the subject property shall be Stipulated Values below:

Schedule Number	CBOE Values	Stipulation Values		Allocation:
456104	\$1,508,700	\$505,300	Total actual value, with	100%
	\$452,700	\$151,590	allocated to land; and	30%
	\$1,056,000	\$353,710	allocated to improvements.	70%
213316	\$2,151,000	\$1,343,690	allocated to land	100%
213317	\$2,315,000	\$1,445,850	allocated to land	100%
456100	\$116,200	\$103,750	allocated to land	100%
456102	\$280,159	\$250,220	allocated to land	100%
456103	\$166,163	\$148,410	allocated to land	100%
456105	\$302,200	\$269,930	allocated to land	100%

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.~~ *BA JB* *required pursuant to C.R.S. 39.8.107*
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. *BA JB*
7. This valuation is for purposes of settlement only and does not reflect an appraised value.

8. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of schedule numbers: 456104, 213316, 213317, 456100, 456102, 456103, 456105 for the assessment years(s) covered by this Stipulation *for calendar year 2011. BA JB*

Petitioner (s)

By: *Barry J Goldstein*
#2218

Title: *Attorney*

Phone: *303-257-8865*

Date: *6/25/12*

Jefferson County Board of Equalization

By: *James Bungen #30933*

Title: *Assistant County Attorney*

Phone: *303-271-8918*

Date: *6/25/2012*

100 Jefferson County Parkway
Golden, CO 80419