

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 61698
Petitioner: CROSSROADS COMMERCIAL CENTER LTD. LLLP, v. Respondent: JEFFERSON COUNTY BOARD OF COMMISSIONERS.	
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.: 456315+7

Category: Abatement 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: \$1,172,600

(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 9th day of January 2013.

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

CM

Cara McKeller



Colorado Board of Assessment Appeals
ABATEMENT
STIPULATION

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2013 JAN - 8 AM 11:08

Docket Number: 61698

Crossroads Commercial Center Ltd LLLP
Petitioner,

vs.

Jefferson County Board of County Commissioners
Respondent.

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number: 456315
2. This Stipulation pertains to the year(s): 2011
3. The parties agree that the 2011 actual value of the subject property shall be Stipulated Values below:

Schedule Number	Abatement Values	Stipulated Values	
456315	\$249,100	\$166,700	Total actual value, with
	\$0	\$0	allocated to land; and
	\$249,100	\$166,700	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.~~ *DM*
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: 456315 for the assessment years(s) covered by this Stipulation.

Petitioner (s)
Crossroads Commercial Center Ltd LLLP

By: *Layne F. Mann*
Title: Attorney #15611
Phone: 303-233-8533
Date: January 4, 2013

Jefferson County Board of County Commissioners

By: *Robert J. ...* ✓
Title: Assistant County Attorney
Phone: 303-271-8918
Date: 1-8-13

Layne F. Mann
7475 W. Fifth Avenue, Suite 321
Lakewood, CO 80226

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Colorado Board of Assessment Appeals
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Crossroads Commercial Center LTD LLLP
Petitioner,

vs.

Jefferson County Board of County Commissioners
Respondent.


BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number: 456316
2. This Stipulation pertains to the year(s): 2011
3. The parties agree that the 2011 actual value of the subject property shall be Stipulated Values below:

Schedule Number	Abatement Values	Stipulated Values	
456316	\$255,900	\$171,300	Total actual value, with
	\$0	\$0	allocated to land; and
	\$255,900	\$171,300	allocated to improvements.

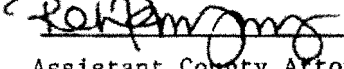
4. If the Petitioner(s) were to add improvements or add to an existing improvement, then the Assessor's Office may increase the valuation to reflect that new addition. Petitioner(s) would have all available remedies to dispute the additional assessment for the new or augmented improvements. Should an 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: 456316 for the assessment years(s) covered by this Stipulation.

Petitioner (s)
Crossroads Commercial Center Ltd LLLP

By: 
Title: Attorney #15611
Phone: 303-233-8533
Date: January 4, 2013

Lorne F. Mann
7475 W. Fair Avenue, Suite 321
Lakewood, CO 80226

Jefferson County Board of County Commissioners

By:  ✓
Title: Assistant County Attorney
Phone: 303-271-8918
Date: 1-8-13

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Colorado Board of Assessment Appeals
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Crossroads Commercial Center Ltd LLLP
Petitioner,

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Jefferson County Board of County Commissioners
Respondent.

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number: 456322
2. This Stipulation pertains to the year(s): 2011
3. The parties agree that the 2011 actual value of the subject property shall be Stipulated Values below:

Schedule Number	Abatement Values	Stipulated Values	
456322	\$168,800	\$111,000	Total actual value, with
	\$0	\$0	allocated to land; and
	\$168,800	\$111,000	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.~~ *DM*
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: 456322 for the assessment year(s) covered by this Stipulation.

Petitioner (s)
Crossroads Commercial Center Ltd LLLP

By: *Layne F. Mann*
Title: Attorney #15611
Phone: 303-233-8533
Date: January 4, 2013

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7475 W Fifth Avenue, Suite 321
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Jefferson County Board of County Commissioners

By: *Rehman* ✓
Title: Assistant County Attorney
Phone: 303-271-8918
Date: 1-8-13

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Petitioner,

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Jefferson County Board of County Commissioners
Respondent.

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number: 456323
2. This Stipulation pertains to the year(s): 2011
3. The parties agree that the 2011 actual value of the subject property shall be Stipulated Values below:

Schedule Number	Abatement Values	Stipulated Values	
456323	\$171,400	\$112,800	Total actual value, with
	\$0	\$0	allocated to land; and
	\$171,400	\$112,800	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.~~ *DM*
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: 456323 for the assessment years(s) covered by this Stipulation.

Petitioner (s)
Crossroads Commercial Center Ltd LLLP

By: *Raymond Mann*
Title: Attorney #15611
Phone: 303-233-8533
Date: January 4, 2013

Layne F. Mann
7475 W. Fifth Avenue, Suite 321
Lakewood, CO 80226

Jefferson County Board of County Commissioners

By: *Robert M. [Signature]* ✓
Title: Assistant County Attorney
Phone: 303-271-8918
Date: 1-8-13

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Colorado Board of Assessment Appeals
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Respondent.


BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number: 456324
2. This Stipulation pertains to the year(s): 2011
3. The parties agree that the 2011 actual value of the subject property shall be Stipulated Values below:

Schedule Number	Abatement Values	Stipulated Values	
456324	\$171,700	\$113,000	Total actual value, with
	\$0	\$0	allocated to land; and
	\$171,700	\$113,000	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: 456324 for the assessment years(s) covered by this Stipulation.

Petitioner (s)
Crossroads Commercial Center Ltd LLLP

By: 
Title: Attorney #15611
Phone: 303-233-8533
Date: January 4, 2013

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7475 W. Fifth Avenue, Suite 321
Lakewood, CO 80226

Jefferson County Board of County Commissioners

By:  ✓
Title: Assistant County Attorney
Phone: 303-271-8918
Date: 1-8-13

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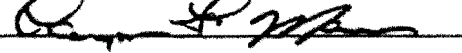
BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number: 456325
2. This Stipulation pertains to the year(s): 2011
3. The parties agree that the 2011 actual value of the subject property shall be Stipulated Values below:

Schedule Number	Abatement Values	Stipulated Values	
456325	\$171,100	\$112,600	Total actual value, with
	\$0	\$0	allocated to land; and
	\$171,100	\$112,600	allocated to improvements.

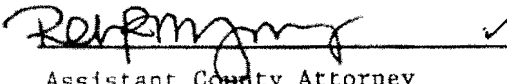
4. If the Petitioner(s) were to add improvements or add to an existing improvement, then the Assessor's Office may increase the valuation to reflect that new addition. Petitioner(s) would have all available remedies to dispute the additional assessment for the new or augmented improvements. Should an 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: 456325 for the assessment years(s) covered by this Stipulation.

Petitioner (s)
Crossroads Commercial Center Ltd LLLP

By: 
Title: Attorney #15611
Phone: 303-233-8533
Date: January 4, 2013

Layne F. Mann
7475 W. Fifth Avenue, Suite 321
Lakewood, CO 80226

Jefferson County Board of County Commissioners

By:  ✓
Title: Assistant County Attorney
Phone: 303-271-8918
Date: 1-8-13

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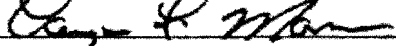
BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number: 456329
2. This Stipulation pertains to the year(s): 2011
3. The parties agree that the 2011 actual value of the subject property shall be Stipulated Values below:

Schedule Number	Abatement Values	Stipulated Values	
456329	\$256,700	\$214,000	Total actual value, with
	\$0	\$0	allocated to land; and
	\$256,700	\$214,000	allocated to improvements.

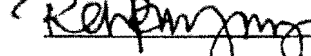
4. If the Petitioner(s) were to add improvements or add to an existing improvement, then the Assessor's Office may increase the valuation to reflect that new addition. Petitioner(s) would have all available remedies to dispute the additional assessment for the new or augmented improvements. Should an 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.~~ *DM*
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: 456329 for the assessment years(s) covered by this Stipulation.

Petitioner (s)
Crossroads Commercial Center Ltd LLLP

By: 
Title: Attorney #15611
Phone: 303-233-8533
Date: January 4, 2013

Layne F. Mann
7475 W. Fifth Avenue, Suite 321
Lakewood, CO 80226

Jefferson County Board of County Commissioners

By:  ✓
Title: Assistant County Attorney
Phone: 303-271-8918
Date: 1-8-13

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Crossroads Commercial Center Ltd LLLP
Petitioner,

vs.

Jefferson County Board of County Commissioners
Respondent.

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number: 456330
2. This Stipulation pertains to the year(s): 2011
3. The parties agree that the 2011 actual value of the subject property shall be Stipulated Values below:

Schedule Number	Abatement Values	Stipulated Values	
456330	\$255,800	\$171,200	Total actual value, with
	\$0	\$0	allocated to land; and
	\$255,800	\$171,200	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.~~ *AM*
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: 456330 for the assessment years(s) covered by this Stipulation.

Petitioner (s)

Jefferson County Board of County Commissioners

Crossroads Commercial Center Ltd LLLP

By:

Title: Attorney #15611

Phone: 303-233-8533

Date: January 4, 2013

By:

Title: Assistant County Attorney ✓

Phone: 303-271-8918

Date: 1 - 8 - 13

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