# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

LNB & PQB REAL ESTATE VENTURES I, LLC,

V.

Respondent:

JEFFERSON COUNTY BOARD OF EQUALIZATION.

#### ORDER ON STIPULATION

Docket Number: 63484

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.: 109501

Category: Valuation Property Type: Commercial Real

- 2. Petitioner is protesting the 2013 actual value of the subject property.
- 3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value:

\$250,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

### **ORDER:**

Respondent is ordered to reduce the 2013 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 31st day of July 2014.

BOARD OF ASSESSMENT APPEALS

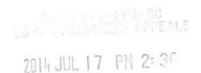
Diane M. DeVries

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

Cara McKeller

Sulra a Baumbach

Debra A. Baumbach



## Colorado Board of Assessment Appeals STIPULATION

Docket Number: 63484

Petitioner, LNB & PQB Real Estate Ventures [ LLC

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): 109501
- 2. This Stipulation pertains to the year(s): 2013
- The parties agree that the 2013 actual values of the subject property shall be Stipulated Values below. These
  negotiated values are not appraised values and shall have no bearing on any future valuations which will be
  determined in accordance with applicable law.

Schedule Number BOE Values Stipulated Values
109501 \$351,050 \$250,000 Total actual value
\$50,000 allocated to land (Calculated as 20% of total value.)

- 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.
- 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. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of the schedule numbers: 109501 for the assessment years covered by this Stipulation.

LNB & PQB REAL ESTATE VENTURES I, LLC Petitioner(s)	Jefferson County Board of Equalization
By: Jeffrey W. Bradley	By: WAT THE
Title: Manager !  Phone: (303) 697-1717  Date: July 14, 2014	Title
Docket Number: 63484	100 Jefferson County Parkway