

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 65411
Petitioner: LSI RETAIL III LLC, 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.: 451554+5

Category: Abatement 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: \$9,339,400
 (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 7th day of April 2015.

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
BOCC ABATEMENT APPEAL
STIPULATION

Docket Number: 65411

LSI Retail III, LLC

Petitioner,

vs.

Jefferson County Board of Commissioners

Respondent.

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number: 451554, 452275, 451557, 451558, 451559, 451560
2. This Stipulation pertains to the year(s): 2013
3. The parties agree that the 2013 actual values of the subject property shall be Stipulated Values below:

Sch #	BOCC Values	Stipulated Values	
451554	\$2,493,600	\$2,000,000	Total actual value, with allocated to land; and allocated to improvements
	\$498,600	\$400,000	
	\$1,995,000	\$1,600,000	
452275	\$4,643,800	\$4,000,000	Total actual value, with allocated to land; and allocated to improvements.
	\$928,800	\$800,000	
	\$3,715,000	\$3,200,000	
451557	\$910,600	no change	
	\$318,700	in value	
	\$591,900		
451558	\$621,600	no change	
	\$237,800	in value	
	\$383,800		
451559	\$980,900	no change	
	\$343,300	in value	
	\$637,600		
451560	\$826,300	no change	
	\$289,200	in value	
	\$537,100		

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.~~
6. If the total amount of taxes to be refunded to the Petitioner hereunder is in excess of ten thousand dollars and the property tax administrator has not yet approved such refund in accordance with 39-2-116 C.R.S., then this Stipulation shall be subject to such approval and shall only become binding upon the parties to this Stipulation as of the time of such approval.
7. Petitioner(s) agrees to allow access to the improvements for the purposes of measuring or to obtain building condition information during normal business hours.
8. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of schedule number: 451554, 452275, 451557, 451558, 451559, 451560 for the assessment years(s) covered by this Stipulation.

Petitioner (s)

By:

Title:

Phone:

Date:

Docket Number:

Mike Shafer
Tax Consultant
303-550-8815
4/2/2015

65411

Jefferson County Board of Commissioners

By:

Title:

Phone:

Date:

[Signature]
Assistant County Attorney
303-271-8900
4/3/15

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 Golden, CO 80419