BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

EL RANCHO INVESTMENTS, LLC,

٧.

Respondent:

JEFFERSON COUNTY BOARD OF EQUALIZATION.

ORDER ON STIPULATION

Docket Number: 65490

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.: 445436

Category: Valuation Property Type: Commercial Real

- 2. Petitioner is protesting the 2014 actual value of the subject property.
- 3. The parties agreed that the 2014 actual value of the subject property should be reduced to:

Total Value:

\$707,600

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

I hereby certify that this is a true and correct copy of the decision of the

Board of Assessmen

Cara McKeller

Respondent is ordered to reduce the 2014 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 16th day of June 2015.

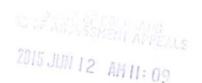
BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Dura a Baumbach

Debra A. Baumbach



Colorado Board of Assessment Appeals **CBOE APPEAL** STIPULATION

Docket Number: 65490

EL RANCHO INVESTMENTS, 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): 445436.
- 2. This Stipulation pertains to the year(s): 2014
- 3. The parties agree that the 2014 actual value of the subject property shall be Stipulated Values below:

Schedule Number	CBOE Values	Stipulated Values		Allocation:
445436	\$776,500	\$707,600	Total actual value, with	100%
		\$566,080	allocated to land; and	80%
		\$141,520	allocated to improvements.	20%

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.

- required pursuant 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 to assist in the appraisal process of future years. information to assist in the appraisal process of future years. This information includes actual rent rolls, together with operating income and expense information or the property, which will be provided to the Assessor no later than March 15th of each year. (Kb)
 - 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. (X6) 445436
 - 7. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of the schedule number: 008269 for the assessment year covered by this Stipulation and any prior years. for tax year 2014. (KG)

Petitioner(s) Jefferson County Board of Equalization By: CAME ARYONIS #38623

Title Assistant County Attorney
Phone: 303-271-8406 By: Title:

Date:

100 Jefferson County Parkway Golden, CO 80419

Docket Number: 65490