

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 65491
Petitioner: RUIKKA ENTERPRISES 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.: 160325

Category: Valuation Property Type: Mixed Use
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: \$691,500

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

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 20th day of March 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

[Signature]

Cara McKeller



Colorado Board of Assessment Appeals
CBOE APPEAL
STIPULATION

STATE OF COLORADO
BO OF ASSESSMENT APPEALS

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Docket Number 65491
Ruikka Enterprises 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):
160325 New Schedules 463070, 463071, 463074, 463075
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	160325		
	BOE Value		New Value
Land	318900	Land	318900
Imp	679100	Imp	372600
Total	998000		691500

BAA Stipulated Values Old Schedule 160325 to New Schedules listed below

	New Sch#	Land Value	Imp Value	Total Value
Lot 1	463070	283400	300600	584000
Lot 2	463071	34100	72000	106100
Tract B	463074	700	0	700
Tract C	463075	700	0	700
		318900	372600	691500

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.~~ when required by state statute. *Roll*
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. ; and with reasonable prior notice given to taxpayer.

Roll

~~7. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of the schedule number: 160325 Now Schedules 463070, 463071, 463074, 463075 for the assessment year covered by this Stipulation or prior~~ *P. Sullivan*

Petitioner

By: *P. Sullivan*

Title: Authorized agent, Patrick Sullivan
Phone: 303.956.0488
Date: 3.11.2015

Docket Number 65491

Jefferson County Board of Equalization

By: *[Signature]*

Title Assistant County Attorney
Phone: 303.271.8918
Date: 3/11/15

100 Jefferson County Parkway
Golden, CO 80419