# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 Petitioner: LHA REAL ESTATE 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

## FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.:

162702

Category: Valuation

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Property Type: Commercial

- 2. Petitioner is protesting the 2015 actual value of the subject property.
- 3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

**Total Value:** 

\$18,000,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

### **ORDER:**

decision.

Respondent is ordered to reduce the 2015 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 17th day of June 2016.

### **BOARD OF ASSESSMENT APPEALS**

Dearem Willie

Diane M. DeVries

Debra A. Baumbach

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

6. Katardok

Gordana Katardzic

# Colorado Board of Assessment Appeals CBOE Appeal STIPULATION

STATE OF COLORADO BD OF ASSESSMENT APPEALS

2016 JUN 15 PM 1: 38

Docket Number(s): 67560

LHA Real Estate, 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): 162702
- 2. The parties agree that the 2015 actual value of the subject property shall be Stipulated Values below:

Schedule Number	BOCC Value	Stipulated Values	Allocation Percentage	
		\$3,600,000	20%	Land
		\$14,400,000	80%	Imps
162702	\$19,071,000	\$18,000,000	100%	Total

- 3. 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.
- 4. 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 shall include, but not be limited to, actual rent rolls, together with operating income and expense information for the property, which will be provided to the Assessor relater than March 15<sup>th</sup> of each year.
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- 5. Petitioner(s) agrees to allow access to the imprevements for the purposes of measuring or to obtain building condition information during normal business hours.
- 6. This valuation is for purposes of settlement only and does not reflect an appraised value.
- 7. Petitioner(s) agree(s) to waive the right to any further appeal of schedule number(s): 162702 for the assessment years(s) 2015.

LHA Real Estate, LLC	Jefferson County Board of Equalization		
By: Deudra foldst	Ву:	Rachel Barder	
Title: Attorney #40134	Title:	Assistant County Attorney	
Phone: 303.757.8805	Phone:	303-271-8907	
Date: 6/14/16	Date:	6/15/16	
Docket Number(s): 67560		100 Jefferson County Parkway Golden, CO 80419	