BOARD OF ASSESSMENT APPEALS,				
STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 68307			
Petitioner:				
FC GEN REAL ESTATE v.				
Respondent:				
JEFFERSON COUNTY BOARD OF EQUALIZATION				
AMENDMENT TO ORDER (On Stipulation)				

THE BOARD OF ASSESSMENT APPEALS hereby amends its 456155 Order in the above-captioned appeal to reflect that the correct stipulated amount should be \$16,364,000. In all other respects, the 456155 Order shall remain in full force and effect.

DATED/MAILED this 14th day of March, 2016.

BOARD OF ASSESSMENT APPEALS

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.

Gordane Katardi-Gordana Katardzic

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

FC GEN REAL ESTATE LLC -

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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.:

456155

Category: Valuation

Property Type: Commercial

Docket Number: 68307

- 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:

\$3,884,814

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

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 3rd day of March 2016.

BOARD OF ASSESSMENT APPEALS

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

Delan Wilher
Diane M. DeVries
Dura a. Baumbach Debra A. Baumbach

Diane M. DeVries

STATE OF COLORADO BD OF ASSESSMENT APPEALS

Colorado Board of Assessment Appeals

CBOE Appeal STIPULATION

2016 FEB 26 PM 1: 44

Docket Number(s): 68307 FC Gen Real Estate LL C

Petitioner,

VS.

<u>Jefferson County Board of Equalization</u> Respondent.

BOTH PARTIES stipulate and agree as follows:

- 1. The subject property is described by the following Jefferson County Property Schedule Number(s): 456155
- 2. The parties agree that the 2015 actual value of the subject property shall be Stipulated Values below:

			2015 Stipulated Values	Assessed Value	Assessed Value	Total
	Total	Res. Rate	Com. Rate	Res.	commerical	Assessed
		25%	75%			
Land	\$2,329,000	\$582,250	\$1,746,750	\$46,347	\$506,558	
Imp	\$14,035,000	\$3,508,750	\$10,526,250	\$279,297	\$3,052,613	
Total	\$16,364,000	\$4,091,000	\$12,273,000	\$325,644	\$3,559,170	\$3,884,814
2015 Boad of Equalization Value			20 20 20 20 20 20 20 20 20 20 20 20 20 2			
	Total	Dec Doto	Com Bata	Assessed Value	Assessed Value	Total
	Total	Res. Rate 4%	Com. Rate 96%	Res.	commerical	Assessed
Land	\$2,329,000	\$93,160	\$2,235,840	\$7,416	\$648,394	
lmp	\$14,035,000	\$561,400	\$13,473,600	\$44,687	\$3,907,344	
Total	\$16,364,000	\$654,560	\$15,709,440	\$52,103	\$4,555,738	\$4,607,841

- 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 no later than March 15th of each year.
- 5. Petitioner(s) agrees to allow access to the improvements 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): 456155 for the assessment years(s) 2015.

Petitioner / / /		Jefferson (Jefferson County Board of Equalization		
Ву:	Tim Amf	Ву:	Rushel Bender		
Title:	Senior Real Estate Consultant	Title:	Assistant County Attorney		
Phone:	913-563-3573	Phone:	303-271-8900		
Date:	02/24/2016	Date:	2/24/16		
Docket Number(s): 68307			100 Jefferson County Parkway Golden, CO 80419		