BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

AU ZONE ARVADA LLC -

٧.

Respondent:

JEFFERSON COUNTY BOARD OF EQUALIZATION

ORDER ON STIPULATION

Docket Number: 68309

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.: 445455

Category: Valuation 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: \$8,200,000

(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 25th day of April 2016.

BOARD OF ASSESSMENT APPEALS

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Diane M. DeVries

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

Debra A. Baumbach

Gordana Katardzic

of Assessment Appeals.

Gordana Katardzio

Colorado Board of Assessment Appeals

CBOE Appeal STIPULATION

BD OF ASSESSMENT APPEALS

Docket Number(s): 68309 2016 APR 14 AM 8: 50

Au Zone Arvada LLC

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): 445455
- 2. The parties agree that the 2015, 2016 actual value of the subject property shall be Stipulated Values below:

Sch. #	CBOE Values	Stipulated Values			<u>Allocation</u>
445455	\$ 9,568,000	\$	8,200,000	Total actual value, with	100%
		\$	1,640,000	allocated to land; and	20%
		\$	6,560,000	allocated to improvements	80%

- 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): 445455 for the assessment years(s) 2015, 2016, except as noted above in Item #3.

Au Zone A	rvada, LLC	Jefferson	County Board of Equalization
By:		By:	Rochel Berder
	Neil B. Oberfeld, Greenberg Traurig, LLP		
Title:	Attorney for Petitioner	Title:	Assistant Country Attorney
Phone:	303-572-6500	Phone:	303.271.8900
Date:	April 12, 2016	Date:	4/13/16

100 Jefferson County Parkway Golden, CO 80419