# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

PWR16 1545 QUAIL STREET LLC -

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Respondent:

JEFFERSON COUNTY BOARD OF EQUALIZATION

#### ORDER ON STIPULATION

Docket Number: 68454

**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.: 056023+1

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:** \$8,000,000

(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 13th day of June 2016.

## BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

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

Debra A. Baumbach

Gordana Katardzic

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# Colorado Board of Assessment Appeals CBOE Appeal STIPULATION



2016 JUN 10 AM 9: 12

Docket Number(s): 68454

PWR16 1545 QUAIL STREET, LLC

Petitioner,

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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): 056023, 135921
- 2. The parties agree that the 2015 actual value of the subject property shall be Stipulated Values below:

	Sch. # CBOE Values		Stipulated Values		Allocation		
Þ	056023	\$ 7,219,000		\$	7,081,000	Total actual value, with	100%
				\$	1,750,000	allocated to land; and	25%
				\$	5,331,000	allocated to improvements	75%
	135921	\$	937,000	\$	919,000	Total actual value, with	100%
				\$	318,000	allocated to land; and	35%
				S	601,000	allocated to improvements	65%
-	Combined	\$	8,156,000	\$	8,000,000		

- 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 Iefferson 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.

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- 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): 056023, 135921 for the assessment years(s) 2015.

PWR16	1545 QUAIL STREET, LLC	Jefferson County Board of Equalization		
By:	(Ion James, Agent)	By:	Ruhl Barder	
Title:	Director, Ryan LLC	Title:	Assistant County Attorney	
Phone:	720 524 0022	Phone:	303-271-8900	
Date:	6-8-16	Date:	6/9/16	
Docket N 68454	Number(s):		100 Jeffetson County Parkway Golden, CO 80419	