

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 72400
Petitioner: PACIFIC AVENUE REALTY, LLC C/O WALGREEN COMPANY v. Respondent: JEFFERSON COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted 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.: 300456772
Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value: \$2,886,173
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2017 actual value of the subject property, as set forth above.

The Jefferson County Assessor is directed to change his/her records accordingly.

DATED this 10th day of September 2019.

BOARD OF ASSESSMENT APPEALS

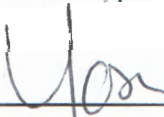


Diane M. DeVries



Debra A. Baumbach

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



Yesenia Araujo



2019 SEP -9 AM 9:54

COLORADO BOARD OF ASSESSMENT APPEALS
 STIPULATION

Docket Number(s): 72400, 75157

PACIFIC AVENUE REALTY 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): 300456772
2. This Stipulation pertains to the year(s): 2017, 2018
3. The parties agree that the 2017, 2018 actual value of the subject property shall be Stipulated Values below:

Schedule	Prior Value	Stipulated Values		Allocation
300456772	\$3,453,900	Total:	\$2,886,173	100.00%
		Land:	\$2,123,120	73.56%
		Improvements:	\$763,053	26.44%

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 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.~~
6. ~~Petitioner(s) agrees to allow access to the improvements for the purpose of securing or to obtain building condition information during normal business hours.~~
7. This valuation is for purposes of settlement only and does not reflect an appraised value.
8. Petitioner(s) agree(s) to waive the right to any further hearing or appeal of schedule number(s): 300456772 for the assessment years(s) 2017, 2018.

PACIFIC AVENUE REALTY LLC
 Petitioner

By: _____

Title: Vice President

Phone: 303-757-8865

Date: 8/28/2019

JEFFERSON COUNTY BOARD OF EQUALIZATION
 Respondent

By: _____

Title: Assistant County Attorney

Phone: 303-271-8918

Date: 9/9/19

Docket Number(s):
 72400, 75157

100 Jefferson County Parkway
 Golden, CO 80419