

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 72972</b>
Petitioner: <b>5415, 5435, 5455 W. 59TH AVE. LLC</b>  v.  Respondent: <b>JEFFERSON COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 300428749+2**  
**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:  

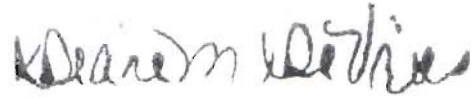
**Total Value: \$3,751,000**  
 (Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

**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 AND MAILED** this 9th day of March 2018.

**BOARD OF ASSESSMENT APPEALS**

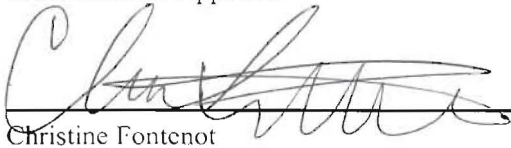


\_\_\_\_\_  
Diane M. DeVries



\_\_\_\_\_  
Debra A. Baumbach

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



\_\_\_\_\_  
Christine Fontenot



Colorado Board of Assessment Appeals  
Appeal  
STIPULATION

BOARD OF ASSESSMENT APPEALS  
2018 FEB 26 PM 12:03

Docket Number(s): 72972

5415 W. 59th Ave 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): 300428749, 300428750, 300428751
2. The parties agree that the 2017 actual value of the subject property shall be Stipulated Values below:

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>	<u>Allocation</u>
300428749	\$1,489,100	Total: \$1,343,900	100.00%
		Land: \$228,188	16.98%
		Improvements: \$1,115,712	83.02%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>	<u>Allocation</u>
300428750	\$1,489,100	Total: \$1,344,100	100.00%
		Land: \$177,368	13.20%
		Improvements: \$1,166,732	86.80%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>	<u>Allocation</u>
300428751	\$1,177,400	Total: \$1,063,000	100.00%
		Land: \$185,744	17.47%
		Improvements: \$877,256	82.53%

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 15<sup>th</sup> 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 hearing or appeal of schedule number(s): 300428749, 300428750, 300428751 for the assessment years(s) 2017.

5415 W. 59th Ave LLC

Petitioner

By:

Don George  
1st Net Real Estate Services, Inc.

Title:

Agent

Jefferson County Board of Equalization

Respondent

By:

Title:

Carole Ann  
Assistant County ARMY

Phone: 720-962-5750  
Date: 2-22-2018

Docket Number(s):  
72972

Phone: 303-271-8906  
Date: 2/22/18

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Golden, CO 80419