

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 73785</b>
Petitioner: <b>JEFFERSON DEVELOPMENT GROUP 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.: 300104451**  
**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:  

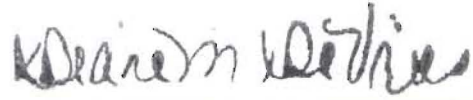
**Total Value: \$1,741,000**  
 (Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

**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.

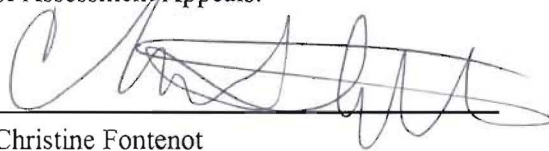
**DATED AND MAILED** this 16th day of February 2018.

**BOARD OF ASSESSMENT APPEALS**



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

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



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



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



Colorado Board of Assessment Appeals  
Appeal  
STIPULATION

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2018 FEB -8 AM 10:10

Docket Number(s): 73785

JEFFERSON DEVELOPMENT GROUP 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): 300104451
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>
300104451	\$2,031,500	Total: \$1,741,000	100.00%
		Land: \$198,632	11.41%
		Improvements: \$1,542,368	88.59%

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): 300104451 for the assessment years(s) 2017.

JEFFERSON DEVELOPMENT GROUP LLC

Petitioner

By: David J. Meissner Agent

Title: Agent for Owner

Phone: 303-649-9550

Date: February 7, 2018

Jefferson County Board of Equalization  
Respondent

By: Chloe Johnson

Title: Assistant County Attorney

Phone: 303-271-8906

Date: 2/8/18

Docket Number(s):  
73785

100 Jefferson County Parkway  
Golden, CO 80419



# MEISSNER ASSOCIATES

Real Estate Tax Reductions • Brokerage

## CONSULTANT – EXCLUSIVE AGENCY AGREEMENT

PROPERTY OWNER/CLIENT Jefferson Development Group LLC / Winther

PROPERTY ADDRESS 5611 Kendall Ct

COLORADO COUNTY Jefferson

SCHEDULE NUMBER(S) 104451

Owner agrees with Meissner Associates that for the real estate assessment year 2017, for the property referenced above, that Meissner Associates is hereby engaged and authorized to act as exclusive agent and consultant for Owner, in the preparation of a real estate assessment petition for the Owner to the County Board of Equalization, and if necessary, to the State of Colorado Board of Assessment Appeals. Valuation services outside of appraisal practice will be performed.

Owner hereby authorizes Meissner Associates, as exclusive agent of the Owner to execute and cause to be filed on behalf of Owner and in the name of Owner, any and all documents relating to a petition of the assessments, for the assessment year 2017, to the County Board of Equalization, and if necessary, to the State of Colorado Board of Assessment Appeals.

If the services of an attorney at law are required in connection with any petition referenced herein, it is the Owner/Client's option and expense to continue the petition by engaging an attorney. Meissner Associates will co-operate with the attorney in the furtherance of the petition. Meissner Associates does not perform the duties or functions of an attorney at law. Any fees payable to Meissner Associates for its services are separate and distinct from any fees payable by the Owner/Client to any attorney at law retained by the Owner/Client, are strictly contingent on assessment reductions, and are payable according to the terms of the FEE AGREEMENT.

This CONSULTANT - EXCLUSIVE AGENCY AGREEMENT terminates upon receipt by Meissner Associates of the final resolution of any petition(s) initiated during the period referenced above.

Jefferson Development Group LLC, By

Property Owner/Client JoEllen Winther, member

Subscribed and sworn to before me, this 16<sup>th</sup> day of November, 2017



County of Jefferson  
 Notary Public, State of Colorado  
 my commission expires 1-24-2021

**OFFICE OF COUNTY ASSESSOR**  
**RON SANDSTROM, ASSESSOR**  
100 JEFFERSON COUNTY PARKWAY  
GOLDEN, CO 80419-2500

**JEFFERSON**  
COUNTY

## Memorandum Concerning Settlement Proposal

**To:** Colorado Board of Assessment Appeals

**From:** Jefferson County Assessor

**Date:** Tuesday, January 30, 2018

**Re:** Schedule Number(s): 300104451

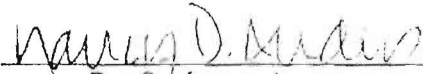
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The Jefferson County Assessor's Office recommends that the attached Stipulation Agreement for the above referenced schedule(s) be approved and entered into by the Colorado Board of Assessment Appeals.

The Jefferson County Assessor's Office has reviewed information provided by the Petitioner and the information and data collected by the Assessor's Office regarding valuation of the above referenced schedule(s). Based upon that review, the Jefferson County Assessor's Office finds that the values set forth in the Stipulation Agreement are fair and equalized and that entering into the Stipulation Agreement is appropriate and advisable.

Jefferson County Assessor

by:

  
\_\_\_\_\_  
Ron Sandstrom, Assessor or  
Nancy Anders, Deputy Assessor

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BOARD OF ASSESSMENT APPEALS