

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>FC GEN REAL ESTATE LLC</p> <p>v.</p> <p>Respondent:</p> <p>JEFFERSON COUNTY BOARD OF EQUALIZATION</p>	<p>Docket No.: 73881</p>
<p>ORDER ON STIPULATION</p>	

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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.:	300456155
Appeal Category:	VALUATION
Current Classification:	COMMERCIAL

2. Petitioner is protesting the 2017 classification and actual value of the subject property.

3. The parties agreed that the 2017 classification and actual value of the subject property should be as follows:

Classification:	8% RESIDENTIAL & 92% COMMERCIAL
Actual Value:	17,000,000.00

(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to change the 2017 classification of the subject property as set forth above.

Respondent is ordered to change 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 3rd day of August, 2018.

BOARD OF ASSESSMENT APPEALS

Debra A. Baumbach

Diane M. DeVries

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

Yesenia Araujo

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2018 JUL 31 AM 10:21

Colorado Board of Assessment Appeals
Appeal
STIPULATION

Docket Number(s): 73881
FC GEN REAL ESTATE LLC
Petitioner,

vs.

Jefferson County Board of Equalization
Respondent.

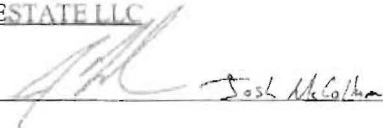
BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number(s): 300456155
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>
300456155	\$18,334,452	Total: \$17,000,000	100%
		Res. Land: \$ 196,137	1.15%
		Res. Imp: \$ 1,163,863	6.85%
		Com. Land: \$ 2,255,573	13.27%
		Com Imp: \$13,384,427	78.73%

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 hearing or appeal of schedule number(s): 300456155 for the assessment years(s) 2017.
8. The prior value was classified as all commercial and the above stipulated value reflects a mixed use with 8% being allocated for residential and 92% commercial.

FC GEN REAL ESTATE LLC
Petitioner

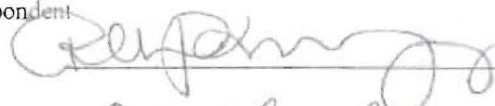
By:  Josh McColter

Title: Tax Agent

Phone: 817-336-9600

Date: 7/22/18

Jefferson County Board of Equalization
Respondent

By: 

Title: Assistant County Attorney

Phone: 303 271 8918

Date: 7/30/18

Docket Number(s):
73881

100 Jefferson County Parkway
Golden, CO 80419