

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75100
Petitioner: RCG LAKEWOOD LLC 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.: 300419858+3
 Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

Total Value: \$18,449,819
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2018 actual value of the subject property, as set forth above.
 The Jefferson County Assessor is directed to change his/her records accordingly.

DATED this 11th day of June 2019.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

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



COLORADO BOARD OF ASSESSMENT APPEALS
STIPULATION

2019 JUN 11 PM 3: 29

Docket Number(s): 75100

RCG LAKEWOOD 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): 300415256
2. This Stipulation pertains to the year(s): 2018
3. The parties agree that the 2018 actual value of the subject property shall be Stipulated Values below:

Schedule	Prior Value	Stipulated Values		Allocation
300415256	\$971,917	Total:	\$883,667	100%
		Land:	\$392,920	44%
		Improvements:	\$490,747	56%

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 purposes of measuring 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): 300415256 for the assessment years(s) 2018.

RCG LAKEWOOD LLC

Petitioner

By: 

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Robinson Waters & O'Dorisio, P.C.

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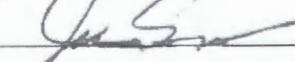
E: kbruetsch@rwolaw.com

Attorneys for Petitioner's Agent,

Marvin F. Poer and Company

JEFFERSON COUNTY BOARD OF EQUALIZATION

Respondent

By: 

Title: Assistant County Attorney

Phone: 303 271 8918

Date: 6/11/19

100 Jefferson County Parkway
Golden, CO 80419

STATE OF COLORADO
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2019 MAY 15 AM 11:52

COLORADO BOARD OF ASSESSMENT APPEALS
STIPULATION

Docket Number(s): 75100

RCG LAKEWOOD 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): 300419858
2. This Stipulation pertains to the year(s): 2018
3. The parties agree that the 2018 actual value of the subject property shall be Stipulated Values below:

Schedule	Prior Value	Stipulated Values	Allocation
300419858	\$9,358,110	Total: \$6,250,926	100.00%
		Land: \$3,557,100	56.91%
		Improvements: \$2,693,826	43.09%

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 purposes of measuring 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): 300419858 for the assessment years(s) 2018.

RCG LAKEWOOD LLC

Petitioner

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Attorneys for Petitioner's Agent,

Marvin F. Poer and Company

JEFFERSON COUNTY BOARD OF EQUALIZATION

Respondent

By: *[Signature]*

Title: *Assistant County Attorney*

Phone: *303-271-8918*

Date: *5/15/19*

100 Jefferson County Parkway
Golden, CO 80419

2019 MAY 15 AM 11:52

COLORADO BOARD OF ASSESSMENT APPEALS
STIPULATION

Docket Number(s): 75100

RCG LAKEWOOD 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): 300446432
2. This Stipulation pertains to the year(s): 2018
3. The parties agree that the 2018 actual value of the subject property shall be Stipulated Values below:

Schedule	Prior Value	Stipulated Values		Allocation
300446432	\$11,562,300	Total:	\$9,859,908	100.00%
		Land:	\$5,329,240	54.05%
		Improvements:	\$4,530,668	45.95%

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 purposes of measuring 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): 300446432 for the assessment years(s) 2018.

RCG LAKEWOOD LLC

Petitioner



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JEFFERSON COUNTY BOARD OF EQUALIZATION

Respondent

By: Title: Assistant County AttorneyPhone: 303 271 8718Date: 5/15/19100 Jefferson County Parkway
Golden, CO 80419

STATE OF COLORADO
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STIPULATION

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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): 300505956
2. This Stipulation pertains to the year(s): 2018
3. The parties agree that the 2018 actual value of the subject property shall be Stipulated Values below:

Schedule	Prior Value	Stipulated Values		Allocation
300505956	\$1,455,318	Total:	\$1,455,318	100.00%
		Land:	\$400,144	27.50%
		Improvements:	\$1,055,174	72.50%

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 purposes of measuring 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): 300505956 for the assessment years(s) 2018.

RCG LAKEWOOD LLC

Petitioner



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Attorneys for Petitioner's Agent,

Marvin F. Poer and Company

JEFFERSON COUNTY BOARD OF EQUALIZATION

Respondent

By: 

Title: Assistant County Attorney

Phone: 303 271 8918

Date: 5/15/19

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