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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203                | Docket Number: 71880 |
| Petitioner:<br><b>COLORADO MILLS MALL LIMITED PARTNERSHIP</b><br>v.<br>Respondent:<br><b>JEFFERSON COUNTY BOARD OF EQUALIZATION</b> |                      |
| <b>ORDER ON STIPULATION</b>   |                      |

**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.: 300000338+22**  
**Category: Valuation/Protest Appeal      Property Type: Other (Commercial and V**
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: \$125,871,558**  
(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.

**Other (Commercial and Vacant Land)**

**DATED AND MAILED** this 5th day of October 2018.

**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



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| BOARD OF ASSESSMENT APPEALS,<br>STATE OF COLORADO<br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203   |                  |
| <b>Petitioner:</b> COLORADO MILLS MALL LIMITED<br>PARTNERSHIP c/o SIMON PROPERTY GROUP   |                  |
| v.<br><br><b>Respondent:</b> JEFFERSON COUNTY BOARD OF<br>EQUALIZATION   |                  |
| <b>ATTORNEYS FOR: RESPONDENT</b><br>Ellen G. Wakeman, #12290<br>JEFFERSON COUNTY ATTORNEY<br>Casie Stokes, #38623<br>Assistant County Attorney<br>Jefferson County Attorney's Office<br>100 Jefferson County Parkway, #5500<br>Golden, CO 80419-5500<br>Phone: 303.271.8932<br>Fax: 303.271.8901<br><a href="mailto:cstokes@jeffco.us">cstokes@jeffco.us</a> | Docket No. 71880 |
| <b>STIPULATION</b>   |                  |

BOTH PARTIES stipulate and agree as follows:

- The subject property is described by the following Jefferson County Property Schedule Numbers: 300500347, 300500345, 300440319, 300440297, 300440296, 300440273, 300440270, 300440268, 300440267, 300440266, 300440264, 300440261, 300440259, 300440258, 300214292, 300214288, 300212689, 300207625, 300206362, 300206233, 300205949, 300000338, 300206348.
- The parties agree that the 2017 actual value of the subject property shall be the Stipulated Actual Values below:

| <u>Schedule</u> | <u>Prior Value</u> | <u>Stipulated Values</u> |               | <u>Allocation</u> |
|-----------------|--------------------|--------------------------|---------------|-------------------|
| 300500347       | \$125,856,158      | Total:                   | \$125,856,158 | 100.00%           |
|                 |                    | Land:                    | \$23,229,641  | 18.46%            |
|                 |                    | Improvements:            | \$102,626,517 | 81.54%            |

| <u>Schedule</u> | <u>Prior Value</u> | <u>Stipulated Values</u> |       | <u>Allocation</u> |
|-----------------|--------------------|--------------------------|-------|-------------------|
| 300500345       | \$700              | Total:                   | \$700 | 100.00%           |
|                 |                    | Land:                    | \$700 | 100.00%           |
|                 |                    | Improvements:            | \$0   | 0.00%             |

| <u>Schedule</u> | <u>Prior Value</u> | <u>Stipulated Values</u>                         | <u>Allocation</u>           |
|-----------------|--------------------|--|-----------------------------|
| 300440319       | \$700              | Total: \$700<br>Land: \$700<br>Improvements: \$0 | 100.00%<br>100.00%<br>0.00% |
| 300440297       | \$700              | Total: \$700<br>Land: \$700<br>Improvements: \$0 | 100.00%<br>100.00%<br>0.00% |
| 300440296       | \$700              | Total: \$700<br>Land: \$700<br>Improvements: \$0 | 100.00%<br>100.00%<br>0.00% |
| 300440273       | \$700              | Total: \$700<br>Land: \$700<br>Improvements: \$0 | 100.00%<br>100.00%<br>0.00% |
| 300440270       | \$700              | Total: \$700<br>Land: \$700<br>Improvements: \$0 | 100.00%<br>100.00%<br>0.00% |
| 300440268       | \$700              | Total: \$700<br>Land: \$700<br>Improvements: \$0 | 100.00%<br>100.00%<br>0.00% |
| 300440267       | \$700              | Total: \$700<br>Land: \$700<br>Improvements: \$0 | 100.00%<br>100.00%<br>0.00% |
| 300440266       | \$700              | Total: \$700<br>Land: \$700<br>Improvements: \$0 | 100.00%<br>100.00%<br>0.00% |
| 300440264       | \$700              | Total: \$700<br>Land: \$700<br>Improvements: \$0 | 100.00%<br>100.00%<br>0.00% |

| <u>Schedule</u> | <u>Prior Value</u> | <u>Stipulated Values</u>                         | <u>Allocation</u>           |
|-----------------|--------------------|--|-----------------------------|
| 300440261       | \$700              | Total: \$700<br>Land: \$700<br>Improvements: \$0 | 100.00%<br>100.00%<br>0.00% |
| 300440259       | \$700              | Total: \$700<br>Land: \$700<br>Improvements: \$0 | 100.00%<br>100.00%<br>0.00% |
| 300440258       | \$700              | Total: \$700<br>Land: \$700<br>Improvements: \$0 | 100.00%<br>100.00%<br>0.00% |
| 300214292       | \$700              | Total: \$700<br>Land: \$700<br>Improvements: \$0 | 100.00%<br>100.00%<br>0.00% |
| 300214288       | \$700              | Total: \$700<br>Land: \$700<br>Improvements: \$0 | 100.00%<br>100.00%<br>0.00% |
| 300212689       | \$700              | Total: \$700<br>Land: \$700<br>Improvements: \$0 | 100.00%<br>100.00%<br>0.00% |
| 300207625       | \$700              | Total: \$700<br>Land: \$700<br>Improvements: \$0 | 100.00%<br>100.00%<br>0.00% |
| 300206362       | \$700              | Total: \$700<br>Land: \$700<br>Improvements: \$0 | 100.00%<br>100.00%<br>0.00% |
| 300206233       | \$700              | Total: \$700<br>Land: \$700<br>Improvements: \$0 | 100.00%<br>100.00%<br>0.00% |

| <u>Schedule</u> | <u>Prior Value</u> | <u>Stipulated Values</u> | <u>Allocation</u> |
|-----------------|--------------------|--------------------------|-------------------|
| 300205949       | \$700              | Total: \$700             | 100.00%           |
|                 |                    | Land: \$700              | 100.00%           |
|                 |                    | Improvements: \$0        | 0.00%             |

| <u>Schedule</u> | <u>Prior Value</u> | <u>Stipulated Values</u> | <u>Allocation</u> |
|-----------------|--------------------|--------------------------|-------------------|
| 300000338       | \$700              | Total: \$700             | 100.00%           |
|                 |                    | Land: \$700              | 100.00%           |
|                 |                    | Improvements: \$0        | 0.00%             |

| <u>Schedule</u> | <u>Prior Value</u> | <u>Stipulated Values</u> | <u>Allocation</u> |
|-----------------|--------------------|--------------------------|-------------------|
| 300206348       | \$700              | Total: \$700             | 100.00%           |
|                 |                    | Land: \$700              | 100.00%           |
|                 |                    | Improvements: \$0        | 0.00%             |

3. If the Petitioner 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 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.

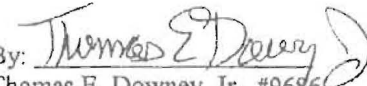
4. This valuation is for purposes of settlement only and does not reflect an appraised value.

Petitioner(s) agree(s) to waive the right to any further hearing or appeal of schedule number(s): 300500347, 300500345, 300440319, 300440297, 300440296, 300440273, 300440270, 300440268, 300440267, 300440266, 300440264, 300440261, 300440259, 300440258, 300214292, 300214288, 300212689, 300207625, 300206362, 300206233, 300205949, 300000338, 300206348 for the assessment year 2017.

Respectfully submitted this 27th day of March, 2018.

DOWNEY & ASSOCIATES, P.C.

ELLEN G. WAKEMAN, #12290  
JEFFERSON COUNTY ATTORNEY

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