

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 72582
Petitioner: KB HOMES COLORADO INC v. Respondent: JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS	
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.: 300464901+88
Category: Abatement Appeal Property Type: Vacant Land
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

Total Value: \$4,558,122
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2016 actual value of the subject property, as set forth above.
 The Jefferson County Assessor is directed to change his/her records accordingly.

DATED this 27th day of February 2019.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

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

Debra A. Baumbach

Debra A. Baumbach

Yesenia Araujo

Yesenia Araujo



Colorado Board of Assessment Appeals
 Abatement
 STIPULATION

2018 NOV 30 PM 12:39

Docket Number(s): 72582

KB Homes Colorado Inc.
 Petitioner,

vs.

Jefferson County Board of Commissioners
 Respondent.

BOTH PARTIES stipulate and agree as follows:

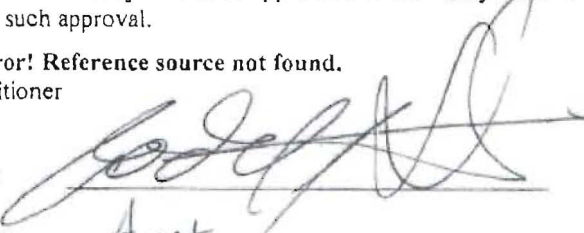
- The subject property is described by the following Jefferson County Property Schedule Number(s): 300464901+88
- The parties agree that the 2016 actual value of the subject property shall be Stipulated Values below:

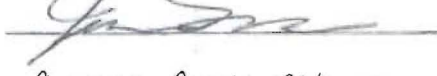
<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>	<u>Allocation</u>
300464901+88	\$5,471,290	Total: \$4,558,122	
		Land: \$4,558,122	
		Improvements: N/A	

- 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.
- ~~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.~~ X
- ~~Petitioner(s) agrees to allow access to the improvements for the purposes of measuring or to obtain building condition information during normal business hours.~~ X
- 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): 300464901 for the assessment year(s) 2016.
- If the total amount of taxes to be refunded to the Petitioner hereunder is in excess of ten thousand dollars and the property tax administrator has not yet approved such refund in accordance with 39-2-116 C.R.S., then this Stipulation shall be subject to such approval and shall only become binding upon the parties to this Stipulation as of the time of such approval.

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 Petitioner

Jefferson County Board of Commissioners
 Respondent

By: 
 Title: Agent
 Phone: 303-347-1878
 Date: 11-27-18

By: 
 Title: Assistant County Attorney
 Phone: 303 271 8918
 Date: 11/30/18

Docket Number(s):
 72582

100 Jefferson County Parkway
 Golden, CO 80419

2016 BAA Stipulation Summary / Docket Number: 72582 / Detached SFR Lots

Subject	Account #	2016	
		2016 Land Value	Stipulated land Value
1	300464913	\$77,390	\$69,649
2	300464914	\$77,390	\$69,649
3	300464915	\$77,390	\$69,649
4	300464916	\$77,390	\$69,649
5	300464939	\$77,390	\$69,649
6	300464940	\$77,390	\$69,649
7	300464941	\$54,170	\$54,170
8	300464942	\$77,390	\$69,649
9	300464943	\$77,390	\$69,649
10	300464945	\$77,390	\$69,649
11	300464946	\$77,390	\$69,649
12	300464947	\$77,390	\$69,649
13	300464949	\$77,390	\$69,649
14	300464950	\$77,390	\$69,649
15	300464951	\$77,390	\$69,649
16	300464952	\$77,390	\$69,649
17	300464953	\$77,390	\$69,649
18	300464954	\$77,390	\$69,649
19	300464955	\$77,390	\$69,649
20	300465352	\$77,390	\$69,649
21	300465353	\$77,390	\$69,649
22	300465354	\$77,390	\$69,649
23	300465355	\$77,390	\$69,649
24	300465386	\$77,390	\$69,649
25	300465387	\$77,390	\$69,649
26	300465388	\$77,390	\$69,649
27	300465389	\$77,390	\$69,649
28	300465390	\$77,390	\$69,649
29	300465948	\$77,390	\$69,649
Subtotal:		\$2,221,090	\$2,004,342

2016 BAA Stipulation Summary / Docket Number: 72582 / Attached SFR Lots

Subject	Account #	2016		Subject	Account #	2016	
		Land Value	Stipulated Land Value			Land Value	Stipulated Land Value
1	300464901	\$54,170	\$42,563	31	300465356	\$54,170	\$42,563
2	300464902	\$54,170	\$42,563	32	300465357	\$54,170	\$42,563
3	300464903	\$54,170	\$42,563	33	300465358	\$54,170	\$42,563
4	300464904	\$54,170	\$42,563	34	300465359	\$54,170	\$42,563
5	300464905	\$54,170	\$42,563	35	300465360	\$54,170	\$42,563
6	300464906	\$54,170	\$42,563	36	300465361	\$54,170	\$42,563
7	300464907	\$54,170	\$42,563	37	300465362	\$54,170	\$42,563
8	300464908	\$54,170	\$42,563	38	300465363	\$54,170	\$42,563
9	300464917	\$54,170	\$42,563	39	300465364	\$54,170	\$42,563
10	300464918	\$54,170	\$42,563	40	300465365	\$54,170	\$42,563
11	300464919	\$54,170	\$42,563	41	300465366	\$54,170	\$42,563
12	300464920	\$54,170	\$42,563	42	300465367	\$54,170	\$42,563
13	300464921	\$54,170	\$42,563	43	300465368	\$54,170	\$42,563
14	300464922	\$54,170	\$42,563	44	300465369	\$54,170	\$42,563
15	300464923	\$54,170	\$42,563	45	300465370	\$54,170	\$42,563
16	300464924	\$54,170	\$42,563	46	300465371	\$54,170	\$42,563
17	300464925	\$54,170	\$42,563	47	300465372	\$54,170	\$42,563
18	300464926	\$54,170	\$42,563	48	300465373	\$54,170	\$42,563
19	300464927	\$54,170	\$42,563	49	300465374	\$54,170	\$42,563
20	300464928	\$54,170	\$42,563	50	300465375	\$54,170	\$42,563
21	300464929	\$54,170	\$42,563	51	300465376	\$54,170	\$42,563
22	300464930	\$54,170	\$42,563	52	300465377	\$54,170	\$42,563
23	300464931	\$54,170	\$42,563	53	300465378	\$54,170	\$42,563
24	300464932	\$54,170	\$42,563	54	300465379	\$54,170	\$42,563
25	300464933	\$54,170	\$42,563	55	300465380	\$54,170	\$42,563
26	300464934	\$54,170	\$42,563	56	300465381	\$54,170	\$42,563
27	300464935	\$54,170	\$42,563	57	300465382	\$54,170	\$42,563
28	300464936	\$54,170	\$42,563	58	300465383	\$54,170	\$42,563
29	300464937	\$54,170	\$42,563	59	300465384	\$54,170	\$42,563
30	300464938	\$54,170	\$42,563	60	300465385	\$54,170	\$42,563
Subtotal:		\$1,625,100	\$1,276,890	Subtotal:		\$1,625,100	\$1,276,890
				Grand Total:		\$5,471,290	\$4,558,122