

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 77115
Petitioner: WAL-MART REAL ESTATE BUSINESS TRUST 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.: 300453087
Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$14,908,180
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

The Jefferson County Assessor is directed to change his/her records accordingly.

DATED this 30th day of April 2020.

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.



Debra A. Baumbach



Gesenia Araujo



COLORADO BOARD OF ASSESSMENT APPEALS STATE OF COLORADO
STIPULATION BOARD OF ASSESSMENT APPEALS

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Docket Number(s): 77115

WAL MART REAL ESTATE BUSINESS TRUST
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): 300453087
2. This Stipulation pertains to the year(s): 2019
3. The parties agree that the 2019 actual value of the subject property shall be Stipulated Values below:

Schedule	Prior Value	Stipulated Values		Allocation
300453087	\$17,078,616	Total:	\$14,908,180	100.00%
		Land:	\$11,318,912	75.92%
		Improvements:	\$3,589,268	24.08%

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): 300453087 for the assessment years(s) 2019.

WAL MART REAL ESTATE BUSINESS TRUST
Petitioner

By: 1st Robert A. Hill

Title: Agent

Phone: 952-426-7373

Date: 4/14/2020

Docket Number(s):
77115

JEFFERSON COUNTY BOARD OF EQUALIZATION
Respondent

By: Rachel Bander

Title: Assistant County Attorney

Phone: 303-271-8918

Date: 4.18.2020

100 Jefferson County Parkway
Golden, CO 80419