

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 77133
Petitioner: SKITZO 17101 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.: 300454953+90
Category: Valuation/Protest Appeal Property Type: Vacant Land
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: \$2,800,070
(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 23rd day of July 2020.

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
STIPULATION

Docket Number(s): 77133

SKITZO 17101 LLC

Petitioner,

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION

Respondent.

2020 MAY 18 AM 10:47
 STATE OF COLORADO
 BOARD OF ASSESSMENT APPEALS

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number(s): 300454953 + 90
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 Total Value	Stipulated Total Value		Stipulated Lot Value
300454953+ 90	\$4,600,000	Total:	\$2,800,070	\$30,770
		Land:	\$2,800,070	\$30,770
		Improvements:	N/A	N/A

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): 300454953 + 90 for the assessment years(s) 2019.

SKITZO 17101 LLC

Petitioner

By: _____

Steve Letuan

Title: _____

AGENT

Phone: _____

303 961-2950

Date: _____

3-23-20

JEFFERSON COUNTY BOARD OF EQUALIZATION

Respondent

By: _____

Rachel Bander

Title: _____

Assistant County Attorney

Phone: _____

303-271-8910

Date: _____

3/25/2020

Docket Number(s):

77133

100 Jefferson County Parkway
Golden, CO 80419

Subject	Account #	Block	Lot	2019		Subject	Account #	Block	Lot	2019	
				Original Value	Stipulated Value					Original Value	Stipulated Value
1	300454953	001	0002	\$50,000	\$30,770	47	300454999	002	0024	\$50,000	\$30,770
2	300454954	001	0003	\$50,000	\$30,770	48	300455000	002	0025	\$50,000	\$30,770
3	300454955	001	0004	\$50,000	\$30,770	49	300455001	002	0026	\$50,000	\$30,770
4	300454956	001	0005	\$50,000	\$30,770	50	300455002	002	0027	\$50,000	\$30,770
5	300454957	001	0006	\$50,000	\$30,770	51	300455003	002	0028	\$50,000	\$30,770
6	300454958	001	0007	\$50,000	\$30,770	52	300455004	002	0029	\$50,000	\$30,770
7	300454959	001	0008	\$50,000	\$30,770	53	300455005	002	0030	\$50,000	\$30,770
8	300454960	001	0009	\$50,000	\$30,770	54	300455006	002	0031	\$50,000	\$30,770
9	300454961	001	0010	\$50,000	\$30,770	55	300455007	002	0032	\$50,000	\$30,770
10	300454962	001	0011	\$50,000	\$30,770	56	300455008	002	0033	\$50,000	\$30,770
11	300454963	001	0012	\$50,000	\$30,770	57	300455009	002	0034	\$50,000	\$30,770
12	300454964	001	0013	\$50,000	\$30,770	58	300455010	002	0035	\$50,000	\$30,770
13	300454965	001	0014	\$50,000	\$30,770	59	300455011	002	0036	\$50,000	\$30,770
14	300454966	001	0015	\$50,000	\$30,770	60	300455012	002	0037	\$50,000	\$30,770
15	300454967	001	0016	\$50,000	\$30,770	61	300455013	002	0038	\$50,000	\$30,770
16	300454968	001	0017	\$50,000	\$30,770	62	300455014	002	0039	\$50,000	\$30,770
17	300454969	001	0018	\$50,000	\$30,770	63	300455015	002	0040	\$50,000	\$30,770
18	300454970	001	0019	\$50,000	\$30,770	64	300455016	002	0041	\$50,000	\$30,770
19	300454971	001	0020	\$50,000	\$30,770	65	300455017	002	0042	\$50,000	\$30,770
20	300454972	001	0021	\$50,000	\$30,770	66	300455018	002	0043	\$50,000	\$30,770
21	300454973	001	0022	\$50,000	\$30,770	67	300455019	003	0001	\$50,000	\$30,770
22	300454974	001	0023	\$50,000	\$30,770	68	300455020	003	0002	\$50,000	\$30,770
23	300454975	001	0024	\$50,000	\$30,770	69	300455021	003	0003	\$50,000	\$30,770
24	300454976	002	0001	\$50,000	\$30,770	70	300455022	003	0004	\$50,000	\$30,770
25	300454977	002	0002	\$50,000	\$30,770	71	300455023	004	0001	\$50,000	\$30,770
26	300454978	002	0003	\$50,000	\$30,770	72	300455024	004	0002	\$50,000	\$30,770
27	300454979	002	0004	\$50,000	\$30,770	73	300455025	004	0003	\$50,000	\$30,770
28	300454980	002	0005	\$50,000	\$30,770	74	300455026	004	0004	\$50,000	\$30,770
29	300454981	002	0006	\$50,000	\$30,770	75	300455027	004	0005	\$50,000	\$30,770
30	300454982	002	0007	\$50,000	\$30,770	76	300455028	004	0006	\$50,000	\$30,770
31	300454983	002	0008	\$50,000	\$30,770	77	300455029	004	0007	\$50,000	\$30,770
32	300454984	002	0009	\$50,000	\$30,770	78	300455030	004	0008	\$50,000	\$30,770
33	300454985	002	0010	\$50,000	\$30,770	79	300455031	004	0009	\$50,000	\$30,770
34	300454986	002	0011	\$50,000	\$30,770	80	300455032	004	0010	\$50,000	\$30,770
35	300454987	002	0013	\$50,000	\$30,770	81	300455033	004	0011	\$50,000	\$30,770
36	300454988	002	0013	\$50,000	\$30,770	82	300455034	004	0012	\$50,000	\$30,770
37	300454989	002	0014	\$50,000	\$30,770	83	300455035	004	0013	\$50,000	\$30,770
38	300454990	002	0015	\$50,000	\$30,770	84	300455036	004	0014	\$50,000	\$30,770
39	300454991	002	0016	\$50,000	\$30,770	85	300455037	004	0015	\$50,000	\$30,770
40	300454992	002	0017	\$50,000	\$30,770	86	300455038	004	0016	\$50,000	\$30,770
41	300454993	002	0018	\$50,000	\$30,770	87	300455039	004	0017	\$50,000	\$30,770
42	300454994	002	0019	\$50,000	\$30,770	88	300455040	004	0018	\$50,000	\$30,770
43	300454995	002	0020	\$50,000	\$30,770	89	300455041	004	0019	\$50,000	\$30,770
44	300454996	002	0021	\$50,000	\$30,770	90	300455042	004	0020	\$50,000	\$30,770
45	300454997	002	0022	\$50,000	\$30,770	91	300455043	004	0021	\$50,000	\$30,770
46	300454998	002	0023	\$50,000	\$30,770						
							Total:			\$4,550,000	\$2,800,070

2020 MAY 18 AM 10:47

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