

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 78103</b>
Petitioner: <b>REDART LLC C/O BEST BUY STORES LP</b> v. Respondent: <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.: 300406702**  
**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: \$5,785,250**  
(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 26th day of January 2021.

**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

*Martha Hernandez Sanchez*  
Martha Hernandez Sanchez



## **Memorandum Concerning Settlement Proposal**

**To:** Colorado Board of Assessment Appeals

**From:** Jefferson County Assessor

**Date:** Tuesday, January 19, 2021

**Re:** Schedule Number(s): 300406702

Docket Number(s): 78103

The Jefferson County Assessor's Office recommends that the attached Stipulation Agreement for the above referenced schedule(s) be approved and entered into by the Colorado Board of Assessment Appeals.

The Jefferson County Assessor's Office has reviewed information provided by the Petitioner and the information and data collected by the Assessor's Office regarding valuation of the above referenced schedule(s). Based upon that review, the Jefferson County Assessor's Office finds that the values set forth in the Stipulation Agreement are fair and equalized and that entering into the Stipulation Agreement is appropriate and advisable.

Jefferson County Assessor

by: Nancy D. Anders  
Scot Kersgaard, Assessor or  
Nancy Anders, Chief Deputy Assessor



COLORADO BOARD OF ASSESSMENT APPEALS  
STIPULATION

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Docket Number(s): 78103

REDART LLC, c/o BEST

BUY STORES, INC.

Petitioner,

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION

Respondent.

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BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number(s): 300406702
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
300406702	\$8,041,123	Total:	\$5,785,250	100.00%
		Land:	\$3,791,034	65.53%
		Improvements:	\$1,994,216	34.47%

- ~~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. SMK~~
- ~~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 15<sup>th</sup> of each year. SMK~~
- ~~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. SMK~~
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): 300406702 for the assessment years(s) 2019.

REDART LLC c/o Best Buy Stores, Inc.  
Petitioner

By: /s/: Sarah M. Kellner

Title: Attorney, Faegre Drinker Biddle & Reath, LLP

Phone: 303-607-3808

Date: January 20, 2021

JEFFERSON COUNTY BOARD OF EQUALIZATION  
Respondent **Jason**

By: **Soronson**

Title: Assistant County Attorney

Phone: 303-271-8918

Date: 1/26/2021

Digitally signed by Jason Soronson  
DN: cn=Jason Soronson, o=Jefferson  
County Attorney's Office, ou,  
email=jsoronso@jeffco.us, c=US  
Date: 2021.01.26 13:15:41 -0700

Docket Number(s):  
78103

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