

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 78396
Petitioner: WADSWORTH REALTY LLC C/O KOHL'S DEPARTMENT STORES, INC. 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.: 300445314
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: \$6,766,760
(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 12th 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, December 29, 2020

Re: Schedule Number(s): 300445314, 300444925, 300434412, 300430345, 300433943

Docket Number(s): Consolidated Docket 78406, 78396, 78406, 78414, 78423, 78429

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

Docket Number(s): Consolidated Docket
78406 78396, 78406,
78414, 78423, 78429

WADSWORTH REALTY LLC; KOHL'S DEPARTMENT STORES INC

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): 300445314, 300444925, 300434412, 300430345, 300433943
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:

Docket 78396

Schedule	Prior Value	Stipulated Values		Allocation
300445314	\$7,967,105	Total:	\$6,766,760	100%
		Land:	\$4,349,361	64%
		Improvements:	\$2,417,399	36%

Docket 78406

Schedule	Prior Value	Stipulated Values		Allocation
300444925	\$7,563,031	Total:	\$6,812,652	100%
		Land:	\$3,870,608	57%
		Improvements:	\$2,942,044	43%

Docket 78414

Schedule	Prior Value	Stipulated Values		Allocation
300434412	\$7,729,060	Total:	\$6,790,322	100%
		Land:	\$5,278,651	78%
		Improvements:	\$1,511,671	22%

Docket 78423

Schedule	Prior Value	Stipulated Values		Allocation
300430345	\$7,933,312	Total:	\$6,755,749	100%
		Land:	\$4,361,684	65%
		Improvements:	\$2,394,065	35%

Docket 78429

Schedule	Prior Value	Stipulated Values		Allocation
300433943	\$7,726,240	Total:	\$6,683,369	100%
		Land:	\$4,489,946	67%
		Improvements:	\$2,193,423	33%

- ~~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 15th 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): 300445314, 300444925, 300434412, 300430345, 300433943 for the assessment years(s) 2019.

WADSWORTH REALTY LLC
KOHL'S DEPARTMENT STORES INC
Petitioner

By: /s/: Sarah M. Kellner

Title: Attorney, Faegre Drinker Biddle & Reath

Phone: 303- 607-3808

Date: 1/5/2021

Docket Number(s):
Consolidated Docket 78406:
78396, 78406, 78414, 78423, 78429

JEFFERSON COUNTY BOARD OF EQUALIZATION

Respondent **Jason Soronson**
By: _____

Digitally signed by Jason Soronson
DN: cn=Jason Soronson, o=Jefferson
County Attorney's Office, ou,
email=jsoronso@jeffco.us, c=US
Date: 2021.01.12 09:16:23 -0700

Title: Assistant County Attorney

Phone: 303-271-8918

Date: 1/12/2021

100 Jefferson County Parkway
Golden, CO 80419