# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 Petitioner: YOUNGFIELD PLAZA 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.: 300408379

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:** \$11,979,941

(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 5th day of November 2020.

### **BOARD OF ASSESSMENT APPEALS**

Diane M. DeVries

Diane M. DeVries

Dura a. Baumbach

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

Debra A. Baumbach

Martha Hernandez Sanchez

Martha Hernandez Sanchez

# COLORADO BOARD OF ASSESSMENT APPEALS STIPULATION

Docket Number(s): 78444
YOUNGFIELD PLAZA LLC

Petitioner,

VS.

JEFFERSON COUNTY BOARD OF EQUALIZATION

Respondent.

78444

### BOTH PARTIES stipulate and agree as follows:

- 1. The subject property is described by the following Jefferson County Property Schedule Number(s): 300408379
- 2. This Stipulation pertains to the year(s): 2019, 2020
- 3. The parties agree that the 2019, 2020 actual value of the subject property shall be Stipulated Values below:

Schedule	<b>Prior Value</b>	Stipulated Values		Allocation
300408379	\$13,205,000	Total:	\$11,979,941	100.00%
		Land:	\$2,526,804	21.09%
		Improvements:	\$9,453,137	78.91%

- 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 15<sup>th</sup> 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): 300408379 for the assessment years(s) 2019, 2020.

YOUNGFIELD PLAZA LLC		JEFFERSON COUNTY BOARD OF EQUALIZATION	
Petitioner	N 1 4 0	Responden	
By:	MAR	By:	Kachel Barder
	DAVID G. BERGER		A :
Title:	AGENT FOR OWNER	Title:	Assistant County Attorney
Phone:	303-642-5251	Phone:	303-271-8918
Date:	8-24-2020	Date:	8.25.2020
Docket N	umber(s):		100 Jefferson County Parkway

Golden, CO 80419