

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 78603
Petitioner: BELMAR COMMERCIAL OWNER LP 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.: 300207613+35
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: \$35,162,056
(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 14th day of December 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

Martha Hernandez Sanchez
Martha Hernandez Sanchez



OFFICE OF COUNTY ASSESSOR
SCOT KERSGAARD, ASSESSOR
100 JEFFERSON COUNTY PARKWAY
GOLDEN, CO 80419-2500



Memorandum Concerning Settlement Proposal

To: Colorado Board of Assessment Appeals

From: Jefferson County Assessor

Date: Monday, November 23, 2020

Re: Schedule Number(s): 300446938, 300454067, 300446139, 300446140, 300446145, 300446146, 300446147, 300446148, 300456758, 300456759, 300443106, 300443109, 300443078, 300458883, 300446939, 300456756, 300456757, 300456755, 300443107, 300443108, 300446136, 300446137, 300446138, 300446936, 300446937, 300207613, 300207614, 300443102, 300454066, 300446142, 300446601, 300446616, 300446615, 300446623, 300458884, 300464217

Docket Number(s): 78603

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

A handwritten signature in dark ink, appearing to be "ND Anders", written over a horizontal line.

COLORADO BOARD OF ASSESSMENT APPEALS
STIPULATION

Docket Number(s): 78603

BELMAR COMMERCIAL OWNER LP

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): 300446938, 300454067, 300446139, 300446140, 300446145, 300446146, 300446147, 300446148, 300456758, 300456759, 300443106, 300443109, 300443078, 300458883, 300446939, 300456756, 300456757, 300456755, 300443107, 300443108, 300446136, 300446137, 300446138, 300446936, 300446937, 300207613, 300207614, 300443102, 300454066, 300446142, 300446601, 300446616, 300446615, 300446623, 300458884, 300464217
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:

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300446938	\$20,383,700	Total:	\$15,124,400	100.00%
		Land:	\$2,462,020	16.28%
		Improvements:	\$12,662,380	83.72%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300454067	\$4,633,700	Total:	\$3,317,198	100.00%
		Land:	\$0	0.00%
		Improvements:	\$3,317,198	100.00%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300446139	\$29,600	Total:	\$700	100.00%
		Land:	\$0	0.00%
		Improvements:	\$700	100.00%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300446140	\$57,600	Total:	\$700	100.00%
		Land:	\$0	0.00%
		Improvements:	\$700	100.00%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300446145	\$58,100	Total:	\$700	100.00%
		Land:	\$0	0.00%
		Improvements:	\$700	100.00%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300446146	\$20,000	Total:	\$700	100.00%
		Land:	\$0	0.00%
		Improvements:	\$700	100.00%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300446147	\$5,900	Total:	\$700	100.00%
		Land:	\$0	0.00%
		Improvements:	\$700	100.00%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300446148	\$85,800	Total:	\$700	100.00%
		Land:	\$0	0.00%
		Improvements:	\$700	100.00%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300456758	\$51,900	Total:	\$700	100.00%
		Land:	\$0	0.00%
		Improvements:	\$700	100.00%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300456759	\$32,700	Total:	\$700	100.00%
		Land:	\$0	0.00%
		Improvements:	\$700	100.00%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300443106	\$2,430,640	Total:	\$700	100.00%
		Land:	\$700	100.00%
		Improvements:	\$0	0.00%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300443109	\$11,888,699	Total:	\$9,901,753	100.00%
		Land:	\$1,109,900	11.21%
		Improvements:	\$8,791,853	88.79%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300443078	\$7,780,494	Total:	\$6,812,405	100.00%
		Land:	\$1,400,880	20.56%
		Improvements:	\$5,411,525	79.44%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300458883	\$8,062,637	Total:	No Change	100.00%
		Land:	No Change	
		Improvements:	No Change	

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300446939	\$1,486,200	Total:	No Change	100.00%
		Land:	No Change	
		Improvements:	No Change	

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300456756	\$9,538,700	Total:	No Change	100.00%
		Land:	No Change	
		Improvements:	No Change	

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300456757	\$559,400	Total:	No Change	100.00%
		Land:	No Change	
		Improvements:	No Change	

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300456755	\$3,820,500	Total:	No Change	100.00%
		Land:	No Change	
		Improvements:	No Change	

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300443107	\$5,449,500	Total:	No Change	100.00%
		Land:	No Change	
		Improvements:	No Change	

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300443108	\$29,051,600	Total:	No Change	100.00%
		Land:	No Change	
		Improvements:	No Change	

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300446136	\$2,925,300	Total:	No Change	100.00%
		Land:	No Change	
		Improvements:	No Change	

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300446137	\$4,184,500	Total:	No Change	100.00%
		Land:	No Change	
		Improvements:	No Change	

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300446138	\$875,000	Total:	No Change	100.00%
		Land:	No Change	
		Improvements:	No Change	

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300446936	\$5,650,900	Total:	No Change	100.00%
		Land:	No Change	
		Improvements:	No Change	

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300446937	\$1,962,930	Total:	No Change	100.00%
		Land:	No Change	
		Improvements:	No Change	

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300207613	\$7,023,348	Total:	No Change	100.00%

		Land:	No Change	
		Improvements:	No Change	

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300207614	\$8,991,900	Total:	No Change	100.00%
		Land:	No Change	
		Improvements:	No Change	

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300443102	\$18,806,900	Total:	No Change	100.00%
		Land:	No Change	
		Improvements:	No Change	

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300454066	\$1,360,300	Total:	No Change	100.00%
		Land:	No Change	
		Improvements:	No Change	

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300446142	\$223,400	Total:	No Change	100.00%
		Land:	No Change	
		Improvements:	No Change	

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300446601	\$1,296,700	Total:	No Change	100.00%
		Land:	No Change	
		Improvements:	No Change	

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300446616	\$1,989,000	Total:	No Change	100.00%
		Land:	No Change	
		Improvements:	No Change	

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300446615	\$990,800	Total:	No Change	100.00%
		Land:	No Change	
		Improvements:	No Change	

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300446623	\$1,192,700	Total:	No Change	100.00%
		Land:	No Change	
		Improvements:	No Change	

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300458884	\$700	Total:	No Change	100.00%
		Land:	No Change	
		Improvements:	No Change	

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300464217	\$589,863	Total:	No Change	100.00%
		Land:	No Change	
		Improvements:	No Change	

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): 300446938, 300454067, 300446139, 300446140, 300446145, 300446146, 300446147, 300446148, 300456758, 300456759, 300443106, 300443109, 300443078, 300458883, 300446939, 300456756, 300456757, 300456755, 300443107, 300443108, 300446136, 300446137, 300446138, 300446936, 300446937, 300207613, 300207614, 300443102, 300454066, 300446142, 300446601, 300446616, 300446615, 300446623, 300458884, 300464217 for the assessment year(s) 2019.

BELMAR COMMERCIAL OWNER LP

Petitioner

By: Thomas E. Dawney, Jr #9686

Title: Attorney for Petitioner

Phone: 303-813-1111

Date: December 4, 2020

Docket Number(s):
78603

JEFFERSON COUNTY BOARD OF EQUALIZATION

Respondent

By: Rachel Bander

Title: Assistant County Attorney

Phone: 303-271-8918

Date: 12.7.2020

100 Jefferson County Parkway
Golden, CO 80419