

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 79368
Petitioner: KUELAP LAND HOLDINGS LLC v. Respondent: JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS	
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.: 300171953
Category: Abatement Appeal Property Type: Commercial

2. Petitioner is protesting the 17-18 actual value of the subject property.

3. The parties agreed that the 17-18 actual value of the subject property should be reduced to:

Total Value: \$2,950,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 17-18 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



COLORADO BOARD OF ASSESSMENT APPEALS
ABATEMENT STIPULATION

Docket Number(s): 79368

KUELAP LAND HOLDINGS LLC

Petitioner,

vs.

JEFFERSON COUNTY BOARD OF COMMISSIONERS

Respondent.

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number(s): 300171953
2. This Stipulation pertains to the year(s): 2017, 2018
3. The parties agree that the 2017, 2018 actual value of the subject property shall be Stipulated Values below:

Schedule	Prior Value	Stipulated Values		Allocation
300171953	\$3,084,080	Total:	\$2,950,000	100.00%
		Land:	\$1,777,447	60.25%
		Improvements:	\$1,172,553	39.75%

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. RSD
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. RSD
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. RSD
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): 300171953 for the assessment years(s) 2017, 2018.
9. If the total amount of taxes to be refunded to the Petitioner hereunder is in excess of ten thousand dollars and the property tax administrator has not yet approved such refund in accordance with 39-2-116 C.R.S., then this Stipulation shall be subject to such approval and shall only become binding upon the parties to this Stipulation as of the time of such approval.

KUELAP LAND HOLDINGS LLC

Petitioner

By: *Robin Detegrad*
Signed by Robin Detegrad as agent for Kuelap Land Holdings LLC

Title: Agent

Phone: 303-347-1878

Date: 1/13/2021

JEFFERSON COUNTY BOARD OF COMMISSIONERS

Respondent Jason

By: Soranson

Title: Assistant County Attorney

Phone: 303-271-8918

Date: 1/21/2021

Digitally signed by Jason Soranson
DN: cn=Jason Soranson, o=Jefferson
County Attorney's Office, ou,
email=jsoranson@jeffco.us, c=US
Date: 2021.01.21 10:49:56 -0700

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