

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 79649
Petitioner: KEPPEL KBS WESTMORE CENTER, INC. 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.: 300428457+5
Category: Abatement 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: \$103,507,031
(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



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: Thursday, January 21, 2021

Re: Schedule Number(s): 300428457, 300428458, 300428459, 300428460, 300430433, 300430434,
Docket Number(s): 79649

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 black ink, appearing to be "ND Anders", written over a horizontal line.

COLORADO BOARD OF ASSESSMENT APPEALS
ABATEMENT STIPULATION

Docket Number(s): 79649

KEPPEL KBS WESTMOOR CENTER INC

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): 300428457, 300428458, 300428459, 300428460, 300430433, 300430434,
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>
300428457	\$14,907,200	Total:	\$14,907,000	100.00%
		Land:	\$2,762,901	18.53%
		Improvements:	\$12,144,099	81.47%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300428458	\$15,182,600	Total:	\$15,182,600	100.00%
		Land:	\$2,656,551	17.50%
		Improvements:	\$12,526,049	82.50%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300428459	\$18,465,600	Total:	\$13,317,400	100.00%
		Land:	\$3,519,249	26.43%
		Improvements:	\$9,798,151	73.57%


<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300428460	\$17,558,900	Total:	\$14,296,831	100.00%
		Land:	\$3,735,980	26.13%
		Improvements:	\$10,560,851	73.87%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300430433	\$22,901,600	Total:	\$22,901,600	100.00%
		Land:	\$3,710,868	16.20%
		Improvements:	\$19,190,732	83.80%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300430434	\$22,901,600	Total:	\$22,901,600	100.00%
		Land:	\$1,902,405	8.31%
		Improvements:	\$20,999,195	91.69%

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): 300428457, 300428458, 300428459, 300428460, 300430433, 300430434, for the assessment year(s) 2019.
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.

KEPPEL KBS WESTMOOR CENTER INC
Petitioner


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*Attorneys for Petitioner's Agent,
Marvin F. Poer and Company*

JEFFERSON COUNTY BOARD OF COMMISSIONERS

Respondent

Jason

By:

Soronson

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 13:15:08 -07'00'

Title:

Assistant County Attorney

Phone:

303-271-8918

Date:

1/26/2021

100 Jefferson County Parkway
Golden, CO 80419

Date: 1/25/2021

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