

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 79725</b>
Petitioner: <b>JDM II SF NATIONAL LLC</b>  v. Respondent: <b>WELD COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0296201**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2020 actual value of the subject property.
3. The parties agreed that the 2020 actual value of the subject property should be reduced to:

**Total Value: \$50,350,000**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2020 actual value of the subject property, as set forth above.

The Weld 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*

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Debra A. Baumbach

*Martha Hernandez Sanchez*  
Martha Hernandez Sanchez



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 79725  
Single County Schedule Number: R0296201

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STIPULATION (As to Tax Year 2020 Actual Value)

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JDMII SF National LLC

Petitioner,

vs.

WELD COUNTY BOARD OF EQUALIZATION,

Respondent.

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2020 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:

1555 Promontory Cir

L4A PROMONTORY EXC BEG ON S R/W extensive meets and bounds

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2. The subject property is classified as commercial (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2020:

Land	\$ 4,908,940.00
Improvements	\$ 47,272,080.00
Total	\$ 52,181,020.00

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$ 4,908,940.00
Improvements	\$ 47,272,080.00
Total	\$ 52,181,020.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2020 actual value for the subject property:

Land	\$	<u>4,908,940.00</u>
Improvements	\$	<u>45,441,060.00</u>
Total	\$	<u>50,350,000.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2020.


7. Brief narrative as to why the reduction was made:  
After a reievew of all approaches to value an adjustment was indicated.  
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\_\_\_\_\_  
\_\_\_\_\_

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on Mar. 10, 2021 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

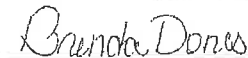
DATED this 14 day of January, 2021.

  
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Petitioner(s) or Agent or Attorney  
Ryan LLC

Address:  
- 1999 Broadway, Suite 4100 -  
- Denver, CO 80202 -  
Telephone: (303) 222-1845

  
\_\_\_\_\_  
County Attorney for Respondent,  
Board of Equalization

Address:  
1150 "O" Street  
P.O. Box 758  
Greeley, CO 80632  
Telephone: (970) 336-7235

  
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County Assessor

Address:  
1400 N. 17th Avenue  
Greeley, CO 80631  
Telephone: (970) 400-3650

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