

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 72386
Petitioner: COLFAX WEST MINI STORAGE LTD LIABILITY CO 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.: 300135990+3
Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value: \$7,000,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2017 actual value of the subject property, as set forth above.
The Jefferson County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 7th day of November 2018.

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

Yesenia Araujo

Yesenia Araujo



Colorado Board of Assessment Appeals
Appeal
STIPULATION

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STATE OF COLORADO
BD OF ASSESSMENT APPEALS

Docket Number(s): 72386

Colfax West Mini Storage Ltd.
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): 300135990, 300142359, 300151621, 300151622
2. The parties agree that the 2017 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>
300135990	\$2,778,800	Total: \$2,329,347	100.00%
		Land: \$853,662	36.65%
		Improvements: \$1,475,685	63.35%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>	<u>Allocation</u>
300142359	\$1,556,100	Total: \$1,304,435	100.00%
		Land: \$336,663	25.81%
		Improvements: \$967,772	74.19%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>	<u>Allocation</u>
300151621	\$1,593,200	Total: \$1,335,493	100.00%
		Land: 302,258	22.63%
		Improvements: \$1,033,235	77.37%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>	<u>Allocation</u>
300151622	\$2,422,500	Total: \$2,030,725	100.00%
		Land: \$460,742	22.69%
		Improvements: \$1,569,983	77.31%

3. 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.
4. ~~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.~~

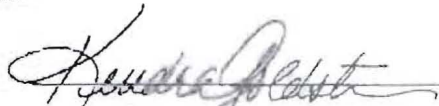
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- 5. ~~Petitioner(s) agrees to allow access to the improvements for the purposes of measuring or to obtain building condition information during normal business hours.~~
- 6. This valuation is for purposes of settlement only and does not reflect an appraised value.
- 7. Petitioner(s) agree(s) to waive the right to any further hearing or appeal of schedule number(s): 300135990, 300142359, 300151621, 300151622 for the assessment years(s) 2017.

Colfax West Mini Storage Ltd.
 Petitioner

Jefferson County Board of Equalization
 Respondent

By: 
 Title: Vice President
 Phone: 303-757-8865
 Date: 10-9-18

By: 
 Title: Asst County Attorney
 Phone: 303-771-6900
 Date: 10/11/18

Docket Number(s):
 72386

100 Jefferson County Parkway
 Golden, CO 80419