

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 73797</b>
Petitioner: <b>TERUMO BCT INC</b>  v. Respondent: <b>JEFFERSON COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been approved 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.: 300462890**  
**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: \$12,207,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

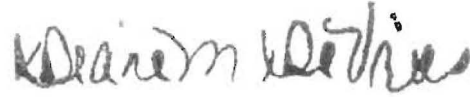
**ORDER:**

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 16th day of February 2018.

**BOARD OF ASSESSMENT APPEALS**

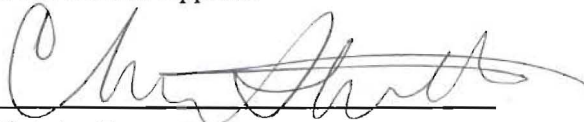


Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Christine Fontenot



Colorado Board of Assessment Appeals  
Appeal  
STIPULATION

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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Docket Number(s): 73797

TERUMO BCT INC

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): 300462890
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>
300462890	\$12,849,400	Total: \$12,207,000	100.00%
		Land: \$1,326,664	10.87%
		Improvements: \$10,880,336	89.13%

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 15<sup>th</sup> of each year.
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): 300462890 for the assessment years(s) 2017.

TERUMO BCT INC

Petitioner

By: [Signature]

Title: Authorized Agent

Phone: 303 641 3476

Date: Jan 31, 2018

Jefferson County Board of Equalization

Respondent

By: [Signature]

Title: Assistant County Attorney

Phone: 303-271-8906

Date: 2/10/18

Docket Number(s):  
73797

100 Jefferson County Parkway  
Golden, CO 80419

OFFICE OF COUNTY ASSESSOR  
RON SANDSTROM, ASSESSOR  
100 JEFFERSON COUNTY PARKWAY  
GOLDEN, CO 80419-2500

JEFFERSON  
COUNTY

**Memorandum Concerning Settlement Proposal**

To: Colorado Board of Assessment Appeals

From: Jefferson County Assessor

Date: Thursday, January 25, 2018

Re: Schedule Number(s): 300462890

Docket Number(s): 73797

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:



\_\_\_\_\_  
Ron Sandstrom, Assessor or  
Nancy Anders, Deputy Assessor

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STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS