

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket No.: 77172

Petitioner:

AMERICAN PROPERTY DEVELOPMENT LLC

v.

Respondent:

JEFFERSON COUNTY BOAD OF EQUALIZATION

ORDER ON STIPULATION

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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: 300410718
Appeal Category: VALUATION
Current Classification: COMMERCIAL

2. Petitioner is protesting the 2019 classification and actual value of the subject property.
3. The parties agreed that the 2019 classification and actual value of the subject property should be as follows:

Classification: RESIDENTIAL AND COMMERCIAL
Actual Value: \$450,000

(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to change the 2019 classification of the subject property as set forth above.

Respondent is ordered to change 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 AND MAILED this 5th day of March, 2020.

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

Gordana Katardzic

Gordana Katardzic

**COLORADO BOARD OF ASSESSMENT APPEALS
STIPULATION**

STATE OF COLORADO
BD OF ASSESSMENT APPEALS
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Docket Number(s): 77172

AMERICAN PROPERTY DEVELOPMENT LLC
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): 300410718
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:

Schedule	Prior Value	Stipulated Values		Allocation
300410718	\$ 553,301	Total:	\$ 450,000	1.000
	\$ -	Land Residential:	\$ 39,610	0.09
	\$ 188,610	Land Commercial:	\$ 149,000	0.33
	\$ -	Imp. Residential:	\$ 52,664	0.12
	\$ 364,691	Imp. Commercial:	\$ 208,726	0.46

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): 300410718 for the assessment years(s) 2019.

AMERICAN PROPERTY DEVELOPMENT LLC
Petitioner

By: 

Title: VP

Phone: 303 846-0068

Date: 1-27-20

Docket Number(s):
77172

JEFFERSON COUNTY BOARD OF EQUALIZATION
Respondent

By: 

Title: Assistant County Attorney

Phone: 303 271 8918

Date: 1/29/2020

100 Jefferson County Parkway
Golden, CO 80419