

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 77348
Petitioner: WILLIAM LYON HOMES INC 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.: 300460168+50
Category: Valuation/Protest 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: \$4,590,000
(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 5th day of November 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

Martha Hernandez Sanchez

Martha Hernandez Sanchez



COLORADO BOARD OF ASSESSMENT APPEALS
STIPULATION

Docket Number(s): 77348

WILLIAM LYON HOMES 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): 300460168 + 50
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>
300460168 + 50	\$4,816,746	Total:	\$4,590,000	100%
		Land:	\$4,590,000	100%
		Improvements:	N/A	

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. RD
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. RD
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. RD
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): 300460168 + 50 for the assessment years(s) 2019.

WILLIAM LYON HOMES INC
Petitioner

JEFFERSON COUNTY BOARD OF EQUALIZATION
Respondent

By: *Todd Stevens*
as agent for Robert Ditzgaber for Todd Stevens

Title: _____
Phone: 303-347-1878
Date: October 16, 2020

By: *Rechel Bender*

Title: _____
Phone: _____
Date: _____

Docket Number(s):
77348

100 Jefferson County Parkway
Golden, CO 80419

Candelas Flg 2 Subject Lots

Subject No.	Account #	2019 BOE Value	2019 Stipulated Value
1	300460168	\$94,446	\$90,000
2	300460169	\$94,446	\$90,000
3	300460170	\$94,446	\$90,000
4	300460171	\$94,446	\$90,000
5	300460172	\$94,446	\$90,000
6	300460173	\$94,446	\$90,000
7	300460174	\$94,446	\$90,000
8	300460175	\$94,446	\$90,000
9	300460176	\$94,446	\$90,000
10	300460177	\$94,446	\$90,000
11	300460178	\$94,446	\$90,000
12	300460179	\$94,446	\$90,000
13	300460180	\$94,446	\$90,000
14	300460181	\$94,446	\$90,000
15	300460182	\$94,446	\$90,000
16	300460183	\$94,446	\$90,000
17	300460184	\$94,446	\$90,000
18	300460185	\$94,446	\$90,000
19	300460195	\$94,446	\$90,000
20	300460196	\$94,446	\$90,000
21	300460197	\$94,446	\$90,000
22	300460198	\$94,446	\$90,000
23	300460199	\$94,446	\$90,000
24	300460200	\$94,446	\$90,000
25	300460226	\$94,446	\$90,000
26	300460227	\$94,446	\$90,000
27	300460229	\$94,446	\$90,000
28	300460230	\$94,446	\$90,000
29	300460231	\$94,446	\$90,000
30	300460262	\$94,446	\$90,000
31	300460263	\$94,446	\$90,000
32	300460264	\$94,446	\$90,000
33	300460265	\$94,446	\$90,000
34	300460266	\$94,446	\$90,000
35	300460267	\$94,446	\$90,000
36	300460268	\$94,446	\$90,000
37	300460269	\$94,446	\$90,000
38	300460270	\$94,446	\$90,000
39	300460271	\$94,446	\$90,000
40	300460291	\$94,446	\$90,000
41	300460292	\$94,446	\$90,000
42	300460293	\$94,446	\$90,000
43	300460294	\$94,446	\$90,000
44	300460295	\$94,446	\$90,000
45	300460344	\$94,446	\$90,000
46	300460345	\$94,446	\$90,000
47	300460346	\$94,446	\$90,000
48	300460347	\$94,446	\$90,000
49	300460348	\$94,446	\$90,000
50	300460349	\$94,446	\$90,000
51	300460350	\$94,446	\$90,000
Total:		\$4,816,746	\$4,590,000