

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 78449</b>
Petitioner: <b>NATIONAL RETAIL PROPERTIES LP</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 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.: 300216895+4**  
**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: \$9,190,000**  
(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 4th 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

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Docket Number(s): 78449

NATIONAL RETAIL PROPERTIES LP

Petitioner,

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION

Respondent.

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**BOTH PARTIES stipulate and agree as follows:**

1. The subject property is described by the following Jefferson County Property Schedule Number(s): 300216895, 300216898, 300216899, 300458186, 300458188
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>
300216895	\$5,260,043	Total:	\$5,152,270	100%
		Land:	\$1,792,960	35%
		Improvements:	\$3,359,310	65%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300216898	\$188,297	Total:	\$188,297	100%
		Land:	\$0	0%
		Improvements:	\$188,297	100%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300216899	\$622,737	Total:	\$622,737	100%
		Land:	\$614,201	99%
		Improvements:	\$8,536	1%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300458186	\$3,023,966	Total:	\$3,003,209	100%
		Land:	\$2,260,059	75%
		Improvements:	\$743,150	25%

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300458188	\$223,487	Total:	\$223,487	100%
		Land:	\$216,570	97%
		Improvements:	\$6,917	3%

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 15<sup>th</sup> 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): 300216895, 300216898, 300216899, 300458186, 300458188 for the assessment years(s) 2019.

**NATIONAL RETAIL PROPERTIES LP**

Petitioner

By:  e-signed Matt Seiling, 10-15-2020

Title: Ryan LLC, agent for the owner

Phone: 303-222-1858

Date: 10-15-2020

Docket Number(s):  
78449

**JEFFERSON COUNTY BOARD OF EQUALIZATION**

Respondent

Jason

By: Soronson

Digitally signed by Jason Soronson  
DN: cn=Jason Soronson, o=Jefferson  
County Attorney's Office, ou,  
email=jsoronso@jeffco.us, c=US  
Date: 2020.10.28 09:49:53 -06'00

Title: Assistant County Attorney

Phone: 303-271-8918

Date: 10/28/2020

100 Jefferson County Parkway  
Golden, CO 80419