

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 78450</b>
Petitioner: <b>HD DEVELOPMENT OF MARYLAND, 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 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.: 300431601**  
**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: \$8,081,556**  
(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 15th day of January 2021.

**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



## Memorandum Concerning Settlement Proposal

**To:** Colorado Board of Assessment Appeals

**From:** Jefferson County Assessor

**Date:** Monday, January 04, 2021

**Re:** Schedule Number(s): 300420155, 300431601, 300464827, 300451749, 300448822, 300431499, 300431500

Docket Number(s): Consolidated Docket 78448: 78448, 78450, 78454, 78456, 78457, 78464, 78460

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: Nancy D. Anders

Scot Kersgaard, Assessor or  
Nancy Anders, Chief Deputy Assessor



COLORADO BOARD OF ASSESSMENT APPEALS  
STIPULATION

---

Docket Number(s): Consolidated Docket 78448  
78448, 78450, 78454,  
78456, 78457, 78464,  
78460

HD DEVELOPMENT OF MARYLAND INC; HOME DEPOT USA 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): 300420155, 300431601, 300464827, 300451749, 300448822, 300431499, 300431500
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:

Docket 78448

Schedule	Prior Value	Stipulated Values		Allocation
300420155	\$7,991,611	Total:	\$7,160,475	100%
		Land:	\$5,280,045	74%
		Improvements:	\$1,880,430	26%

Docket 78450

Schedule	Prior Value	Stipulated Values		Allocation
300431601	\$8,739,935	Total:	\$8,081,556	100%
		Land:	\$5,696,662	70%
		Improvements:	\$2,384,894	30%

Docket 78454

Schedule	Prior Value	Stipulated Values		Allocation
300464827	\$8,713,202	Total:	\$7,953,147	100%
		Land:	\$4,624,747	58%
		Improvements:	\$3,328,400	42%

Docket 78456

Schedule	Prior Value	Stipulated Values		Allocation
300451749	\$9,515,810	Total:	\$7,491,054	100%
		Land:	\$4,366,684	58%
		Improvements:	\$3,124,370	42%

Docket 78457

Schedule	Prior Value	Stipulated Values		Allocation
300448822	\$6,207,128	Total:	\$5,689,533	100%
		Land:	\$3,164,906	56%
		Improvements:	\$2,524,627	44%

Docket 78464

Schedule	Prior Value	Stipulated Values		Allocation
300431499	\$4,710,176	Total:	\$4,390,332	100%
		Land:	\$2,610,143	59%
		Improvements:	\$1,780,189	41%

Schedule	Prior Value	Stipulated Values		Allocation
300431500	\$3,959,983	Total:	\$3,591,933	100%
		Land:	\$1,817,825	51%
		Improvements:	\$1,774,108	49%

- ~~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. SMK~~
- ~~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. SMK~~
- ~~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. SMK~~
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): 300420155, 300431601, 300464827, 300451749, 300448822, 300431499, 300431500 for the assessment years(s) 2019.

HD DEVELOPMENT OF MARYLAND INC;  
HOME DEPOT USA INC  
Petitioner

By: /s/ Sarah M. Kellner

JEFFERSON COUNTY BOARD OF EQUALIZATION

Respondent

Jason  
Soronson

By: \_\_\_\_\_

Digitally signed by Jason Soronson  
DN: cn=Jason Soronson, o=Jefferson  
County Attorney's Office, ou,  
email=jsoronso@jeffco.us, c=US  
Date: 2021.01.14 09:53:06 -07'00'

Title: Attorney, Faegre Drinker Biddle & Reath

Title: Assistant County Attorney

Phone: 303-607-3808

Phone: 303-271-8918

Date: 01/14/2021

Date: 1/14/2021

Docket Number(s):  
Consolidated Docket 78448  
78448, 78450, 78454, 78456, 78457, 78464, 78460

100 Jefferson County Parkway  
Golden, CO 80419