

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 62851

Petitioner:

VILLAGES NORTH INVESTORS LLC,

v.

Respondent:

ADAMS COUNTY BOARD 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 decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: R0164322+37

Category: Valuation Property Type: Vacant Land

2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$30,020

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2013 actual value of the subject property, as set forth above.

The Adams County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 2nd day of July 2014.

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

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	2014 JUN 26 AM 10: 20
Petitioner: VILLAGES NORTH INVESTORS LLC Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	▲ COURT USE ONLY ▲
Kerri Booth, #42562 Assistant Adams County Attorney 4430 S. Adams County Parkway 5 th Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	Docket Number: 62851 Multiple County Account Numbers: (As set forth in Attachment A)
STIPULATION (As to Tax Year 2013 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2013 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as vacant land properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Adams County Assessor for tax year 2013.
4. Attachment B reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2013.
5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2013 actual values of the subject properties, as shown on Attachment C.

Total 2013 Proposed Value: \$30,020.00
(Referenced in Attachment A)

5. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2013.

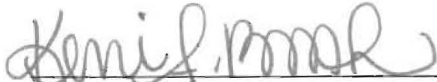
6. Brief narrative as to why the reductions were made: The subject parcels were purchased for the agreed value and went under-contract at that price in the base period. Significant costs are required to complete the subdivision.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 1, 2014 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).


Dated this 24th day of June, 2014.



Licht And Company
9101 E. Kenyon Avenue, Suite 3900
Denver, CO 80237
Telephone: 303-575-9306



Kerri Booth, #42562
Assistant Adams County Attorney
4430 S. Adams County Parkway
Suite C5000B
Brighton, CO 80601
Telephone: 720-523-6116



Gil Reyes, Assessor
4430 S. Adams County Parkway
Suite C2100
Brighton, CO 80601
Telephone: 720-523-6038

Docket Number: 62851

Attachment A
Docket Number 62851
Values As Assigned by the Assessor

Account Number	Land Value	Improvement Value	Total Actual Value
R0164322	12,368.00	\$0.00	\$12,368.00
R0164323	12,368.00	\$0.00	\$12,368.00
R0164324	12,368.00	\$0.00	\$12,368.00
R0164325	12,368.00	\$0.00	\$12,368.00
R0164326	12,368.00	\$0.00	\$12,368.00
R0164327	12,368.00	\$0.00	\$12,368.00
R0164328	12,368.00	\$0.00	\$12,368.00
R0164329	12,368.00	\$0.00	\$12,368.00
R0164330	12,368.00	\$0.00	\$12,368.00
R0164331	12,368.00	\$0.00	\$12,368.00
R0164332	12,368.00	\$0.00	\$12,368.00
R0164333	12,368.00	\$0.00	\$12,368.00
R0164334	12,368.00	\$0.00	\$12,368.00
R0164335	12,368.00	\$0.00	\$12,368.00
R0164336	12,368.00	\$0.00	\$12,368.00
R0164337	12,368.00	\$0.00	\$12,368.00
R0164338	12,368.00	\$0.00	\$12,368.00
R0164339	12,368.00	\$0.00	\$12,368.00
R0164340	12,368.00	\$0.00	\$12,368.00
R0164341	12,368.00	\$0.00	\$12,368.00
R0164342	12,368.00	\$0.00	\$12,368.00
R0164343	12,368.00	\$0.00	\$12,368.00
R0164344	12,368.00	\$0.00	\$12,368.00
R0164345	12,368.00	\$0.00	\$12,368.00
R0164346	12,368.00	\$0.00	\$12,368.00
R0164347	12,368.00	\$0.00	\$12,368.00
R0164348	12,368.00	\$0.00	\$12,368.00
R0164349	12,368.00	\$0.00	\$12,368.00
R0164350	12,368.00	\$0.00	\$12,368.00
R0164351	12,368.00	\$0.00	\$12,368.00
R0164352	12,368.00	\$0.00	\$12,368.00
R0164353	12,368.00	\$0.00	\$12,368.00
R0164354	12,368.00	\$0.00	\$12,368.00
R0164355	12,368.00	\$0.00	\$12,368.00
R0164356	12,368.00	\$0.00	\$12,368.00
R0164357	12,368.00	\$0.00	\$12,368.00
R0164358	12,368.00	\$0.00	\$12,368.00
R0164359	12,368.00	\$0.00	\$12,368.00
Totals	469,984.00	\$0.00	\$469,984.00

Attachment B
Docket Number 62851
Values Assigned by the County Board of Commissioners

Account Number	Land Value	Improvement Value	Total Actual Value
R0164322	2,895.00	\$0.00	\$2,895.00
R0164323	2,895.00	\$0.00	\$2,895.00
R0164324	2,895.00	\$0.00	\$2,895.00
R0164325	2,895.00	\$0.00	\$2,895.00
R0164326	2,895.00	\$0.00	\$2,895.00
R0164327	2,895.00	\$0.00	\$2,895.00
R0164328	2,895.00	\$0.00	\$2,895.00
R0164329	2,895.00	\$0.00	\$2,895.00
R0164330	2,895.00	\$0.00	\$2,895.00
R0164331	2,895.00	\$0.00	\$2,895.00
R0164332	2,895.00	\$0.00	\$2,895.00
R0164333	2,895.00	\$0.00	\$2,895.00
R0164334	2,895.00	\$0.00	\$2,895.00
R0164335	2,895.00	\$0.00	\$2,895.00
R0164336	2,895.00	\$0.00	\$2,895.00
R0164337	2,895.00	\$0.00	\$2,895.00
R0164338	2,895.00	\$0.00	\$2,895.00
R0164339	2,895.00	\$0.00	\$2,895.00
R0164340	2,895.00	\$0.00	\$2,895.00
R0164341	2,895.00	\$0.00	\$2,895.00
R0164342	2,895.00	\$0.00	\$2,895.00
R0164343	2,895.00	\$0.00	\$2,895.00
R0164344	2,895.00	\$0.00	\$2,895.00
R0164345	2,895.00	\$0.00	\$2,895.00
R0164346	2,895.00	\$0.00	\$2,895.00
R0164347	2,895.00	\$0.00	\$2,895.00
R0164348	2,895.00	\$0.00	\$2,895.00
R0164349	2,895.00	\$0.00	\$2,895.00
R0164350	2,895.00	\$0.00	\$2,895.00
R0164351	2,895.00	\$0.00	\$2,895.00
R0164352	2,895.00	\$0.00	\$2,895.00
R0164353	2,895.00	\$0.00	\$2,895.00
R0164354	2,895.00	\$0.00	\$2,895.00
R0164355	2,895.00	\$0.00	\$2,895.00
R0164356	2,895.00	\$0.00	\$2,895.00
R0164357	2,895.00	\$0.00	\$2,895.00
R0164358	2,895.00	\$0.00	\$2,895.00
R0164359	2,895.00	\$0.00	\$2,895.00
Totals	110,010.00	\$0.00	\$110,010.00

Attachment C
Docket Number 62851
Actual Values Agreed to by All Parties

Account Number	Land Value	Improvement Value	Total Actual Value
R0164322	790.00	\$0.00	\$790.00
R0164323	790.00	\$0.00	\$790.00
R0164324	790.00	\$0.00	\$790.00
R0164325	790.00	\$0.00	\$790.00
R0164326	790.00	\$0.00	\$790.00
R0164327	790.00	\$0.00	\$790.00
R0164328	790.00	\$0.00	\$790.00
R0164329	790.00	\$0.00	\$790.00
R0164330	790.00	\$0.00	\$790.00
R0164331	790.00	\$0.00	\$790.00
R0164332	790.00	\$0.00	\$790.00
R0164333	790.00	\$0.00	\$790.00
R0164334	790.00	\$0.00	\$790.00
R0164335	790.00	\$0.00	\$790.00
R0164336	790.00	\$0.00	\$790.00
R0164337	790.00	\$0.00	\$790.00
R0164338	790.00	\$0.00	\$790.00
R0164339	790.00	\$0.00	\$790.00
R0164340	790.00	\$0.00	\$790.00
R0164341	790.00	\$0.00	\$790.00
R0164342	790.00	\$0.00	\$790.00
R0164343	790.00	\$0.00	\$790.00
R0164344	790.00	\$0.00	\$790.00
R0164345	790.00	\$0.00	\$790.00
R0164346	790.00	\$0.00	\$790.00
R0164347	790.00	\$0.00	\$790.00
R0164348	790.00	\$0.00	\$790.00
R0164349	790.00	\$0.00	\$790.00
R0164350	790.00	\$0.00	\$790.00
R0164351	790.00	\$0.00	\$790.00
R0164352	790.00	\$0.00	\$790.00
R0164353	790.00	\$0.00	\$790.00
R0164354	790.00	\$0.00	\$790.00
R0164355	790.00	\$0.00	\$790.00
R0164356	790.00	\$0.00	\$790.00
R0164357	790.00	\$0.00	\$790.00
R0164358	790.00	\$0.00	\$790.00
R0164359	790.00	\$0.00	\$790.00
Totals	30,020.00	\$0.00	\$30,020.00