

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64890
Petitioner: ROGER M. GUZMAN 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.: R0104856+1

Category: Valuation Property Type: Mixed Use

2. Petitioner is protesting the 2014 actual property type of the subject property.

3. The parties agreed that the 2014 value of the subject property should be reduced to:

Total Value: \$ 653,448

(Reference Attached Stipulation)

4. The parties agreed that the 2014 actual property type of the subject property should be reclassified and should be :

Property Type: Mixed Use - 7% Commercial, 90% Residential

(Reference Attached Stipulation)

5. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2014 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 21st day of January, 2015.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

Debra A Baumbach

Debra A. Baumbach

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

CMK

Cara McKeller



STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2015 JAN 14 AM 9:40

BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	▲ COURT USE ONLY ▲ Docket Numbers: 64890
Petitioner: ROGER M. GUZMAN v. Respondent: ADAMS COUNTY BOARD OF EQUALIZATION	
Attorney for Respondent: ADAMS COUNTY ATTORNEY'S OFFICE Kerri A. Booth, #42562 Assistant County Attorney 4430 S. Adams County Parkway Brighton, CO 80601 Telephone: 720-523-6116 Facsimile: 720-523-6114 Email: kbooth@adcogov.org	
STIPULATION FOR TAX YEAR 2014	

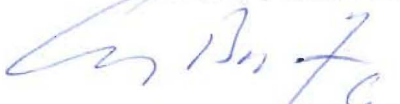
Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2014 valuation and classification of the below described property and jointly move the Board of Assessment Appeals to enter its Order based on this Stipulation. The agreement between the parties is as follows:

1. Petitioner and Respondent agree and stipulate that the actual value of the property located at 5455 – 5555 Federal Boulevard in Denver, Colorado, 80221 (Adams County Assessor's Account Numbers: R0104856 and R0104857; Parcel Identification Numbers: 01825-17-2-02-007 and 01825-17-2-01-008) for tax year 2014 be fixed at \$653,448.00.

2. Petitioner and Respondent further agree and stipulate that the subject property shall be classified as mixed use property.
3. Petitioner and Respondent agree that the allocation of the land value and improvement value for each parcel shall be classified as 93% residential and 7% commercial.
4. Petitioner and Respondent acknowledge and agree that the valuation and adjusted classification and allocations contained herein preclude any further adjustment to tax year 2014 valuations and any prior year valuations.

Dated: Jan 9th, 2015


ELITE PROPERTY SERVICES


David M. Burrup
Tax Agent
6000 E. Evans Avenue, 1-426
Denver, CO 80222

*Representative of Petitioner,
Roger M. Guzman*

Dated: January 7, 2015

**ADAMS COUNTY ATTORNEY'S
OFFICE**


Kerri A. Booth, #42562
Assistant County Attorney
4460 S. Adams County Parkway.
Suite, C5000B
Brighton, CO 80601

*Counsel for Respondent, Adams County
Board of Equalization*