

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**ROGER M. GUZMAN**

v.

Respondent:

**ADAMS COUNTY BOARD OF EQUALIZATION**

**Docket Number: 65593**

**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 apart of this decision.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:

**County Schedule No.: R0104856+1**

**Category: ABATEMENT**

**Property Type: Mixed Use**

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

**Total Value: \$ 653,497**

(Reference Attached Stipulation)

4. The parties agreed that the 2013 actual property type of the subject property should be reclassified and should be :

**R0104856 Property Type: Mixed Use - 7% Commercial, 93% Residential**

**R0104847 Property Type: Mixed Use - 7% Commercial, 93% Residential**

5. The Board concurs with the Stipulation.

(Reference Attached 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 7th day of August 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.

*CM*

\_\_\_\_\_  
Cara McKeller



<b>BOARD OF ASSESSMENT APPEALS,</b> <b>State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2015 AUG -6 AM 11:18
<b>Petitioner:</b> ROGER M. GUZMAN  <b>Respondent:</b> ADAMS COUNTY BOARD OF COMMISSIONERS	<p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p> <hr/> Docket Number: 65593 Multiple County Account Numbers: (As set forth in Attachment A)
Kerri A. Booth, #42562 Assistant Adams County Attorney 4430 S. Adams County Parkway 5 <sup>th</sup> Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	
<b>STIPULATION (As to Tax Year 2013 Actual Value)</b>	

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 Attachment A to this Stipulation.
2. The subject properties are now being classified as mixed use properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Adams County Board of Commissioners for tax year 2013.
4. 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 A.

**Total 2013 Proposed Value:     \$653,497**  
**(Referenced in Attachment A)**

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

6. Brief narrative as to why the reductions were made: Change the allocation for account number R0104847 from 64% commercial and 36% residential to 7% commercial and 93% residential. Change the allocation for account number R0104856 from 100% commercial and 0% residential to 7% commercial and 93% residential.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 11, 2015 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_ (check if appropriate).

DATED this 3rd day of August, 2015.



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Docket Number: 65593

ATTACHMENT A

**Account Number: R0104847**

Original Value:

Land:	\$93,306
Improvements:	\$256,685
Total:	\$349,991

Stipulated Value:

Land:	\$93,306
Improvements:	\$256,685
Total:	\$349,991

**Account Number: R0104856**

Original Value:

Land:	\$116,994
Improvements:	\$186,512
Total:	\$303,506

Stipulated Value:

Land:	\$116,994
Improvements:	\$186,512
Total:	\$303,506

**TOTAL VALUE OF ACCOUNTS = \$653,497**