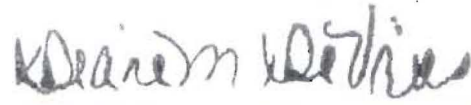




**DATED AND MAILED** this 8th day of May 2017.

**BOARD OF ASSESSMENT APPEALS**

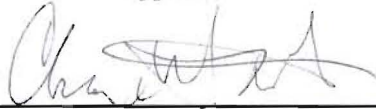


\_\_\_\_\_  
Diane M. DeVries

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



\_\_\_\_\_  
Debra A. Baumbach



\_\_\_\_\_  
Christine Fontenot



|  |   |
|--|---|
| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver Colorado 80203  | <b>2017 MAY -4 PM 1:55</b>                                |
| Petitioner: <b>AMC REDWOOD ESTATES LLC</b><br><br>v.<br>Respondent: <b>ADAMS COUNTY BOARD OF<br/>EQUALIZATION</b>  | <b>Docket Number: 66952<br/>Schedule Number: R0050493</b> |
| Attorneys for Respondent:<br>ADAMS COUNTY ATTORNEY'S OFFICE<br>Kerri A. Booth, #42562<br>Assistant County Attorney<br>4430 S. Adams County Parkway<br>Brighton, CO 80601<br>Telephone: (720) 523-6116<br>Facsimile: (720) 523-6114<br>E-Mail: <a href="mailto:kbooth@adcogov.org">kbooth@adcogov.org</a> |   |
| <b>STIPULATION FOR TAX YEAR 2015</b>   |   |

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2015 valuation of the subject property and jointly move the Board of Assessment Appeals to enter into its Order based on this Stipulation. The agreement between the parties is as follows:

1. The property subject to this Stipulation is located at 9595 Pecos Street, Thornton, Colorado and is located within Adams County, Colorado.
2. The subject property is a manufactured home park that is classified for ad valorem property assessment purposes as residential.
3. The Adams County Assessor originally assigned the following actual value to the subject property for tax year 2015:

|                   |                  |
|-------------------|------------------|
| Residential Land: | \$47,376,000.00  |
| Improvements:     | 294,875.00       |
| Total:            | \$ 47,670,875.00 |
4. The Petitioner made a timely appeal to the Adams County Board of Equalization ("BOE") and after a hearing on the matter, the BOE upheld the value assigned to the subject property by the Adams County Assessor.

5. After further review and negotiation, the Petitioner, AMC Redwood Estates LLC and the BOE agree to the following actual value for tax year 2015 for the subject property:

|                   |                  |
|-------------------|------------------|
| Residential Land: | \$46,310,325.00  |
| Improvements:     | 294,875.00       |
| Total:            | \$ 46,605,200.00 |

6. Both Parties stipulate and agree that the valuation as established above is binding with respect to tax year 2015 and that further adjustment to this tax year 2015 value, whether brought under legal or factual grounds, shall be precluded.

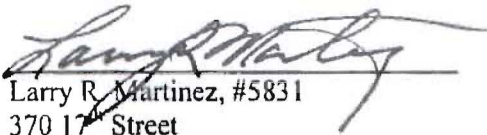
7. Both parties further stipulate and agree that the hearing scheduled before the Board of Appeals be vacated.

Dated: May 2, 2017

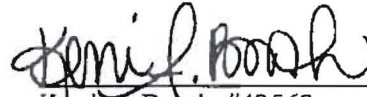
Dated: May 2, 2017

**SPENCER FANE LLP**

**ADAMS COUNTY ATTORNEY'S  
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*Counsel for Petitioner, AMC Redwood Estates LLC*

*Counsel for Respondent, Adams County  
Board of Equalization*