



**DATED AND MAILED** this 20th day of May 2016.

**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.

*G. Katardzic*

\_\_\_\_\_  
Gordana Katardzic



<b>BOARD OF ASSESSMENT APPEALS,</b> <b>State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	2016 MAY 16 AM 9:08
<b>Petitioner:</b> RICHMOND HOMES OF COLORADO, INC. - BRANTNER VILLAGE	<b>▲ COURT USE ONLY ▲</b> <hr/> Docket Number: 68155 Multiple County Account Numbers: (As set forth in Attachment A)
<b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	
Kerri 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 2015 Actual Value)</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 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 classified as Vacant Residential properties.
3. Attachment B reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2015.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2015 actual values of the subject properties, as shown on Attachment C.

**Total 2015 Proposed Value:      \$2,578,654**  
**(Referenced in Attachment C)**

5. Both parties stipulate and agree that the valuations as established in Attachment C are binding with respect to tax year 2015 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

6. Brief narrative as to why the reductions were made: Based on the sales data of comparable vacant lots, these lots were over valued. Value being corrected to a level that is supported by comparable sales within the collection period.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 24, 2016 at 8:30 a.m. be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

DATED this 3rd day of May 2016.



Stevens & Associates, Inc.  
Todd J. Stevens  
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Englewood, Co 80112  
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Email: todd@stevensandassoc.com



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Assistant Adams County Attorney  
4430 S. Adams County Parkway  
Suite C5000B  
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Telephone: 720-523-6116

Docket Number: 68155

# Attachment A

Actual Values as assigned by the Assessor

Docket Number

68155

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R0173036	\$58,272	\$0	\$58,272
R0173037	\$58,272	\$0	\$58,272
R0173038	\$58,272	\$0	\$58,272
R0173039	\$58,272	\$0	\$58,272
R0173040	\$58,272	\$0	\$58,272
R0173041	\$58,272	\$0	\$58,272
R0173042	\$58,272	\$0	\$58,272
R0173043	\$58,272	\$0	\$58,272
R0173044	\$58,272	\$0	\$58,272
R0173045	\$58,272	\$0	\$58,272
R0173046	\$58,272	\$0	\$58,272
R0173047	\$58,272	\$0	\$58,272
R0173048	\$58,272	\$0	\$58,272
R0173049	\$58,272	\$0	\$58,272
R0173050	\$58,272	\$0	\$58,272
R0173051	\$58,272	\$0	\$58,272
R0173052	\$58,272	\$0	\$58,272
R0173053	\$58,272	\$0	\$58,272
R0173054	\$58,272	\$0	\$58,272
R0173055	\$58,272	\$0	\$58,272
R0173056	\$58,272	\$0	\$58,272
R0173057	\$58,272	\$0	\$58,272
R0173058	\$58,272	\$0	\$58,272
R0173059	\$58,272	\$0	\$58,272
R0173060	\$58,272	\$0	\$58,272
R0173061	\$58,272	\$0	\$58,272
R0173062	\$58,272	\$0	\$58,272
R0173096	\$58,272	\$0	\$58,272
R0173097	\$58,272	\$0	\$58,272
R0173099	\$58,272	\$0	\$58,272
R0173100	\$58,272	\$0	\$58,272
R0173110	\$58,272	\$0	\$58,272
R0173111	\$58,272	\$0	\$58,272
R0173112	\$58,272	\$0	\$58,272
R0173113	\$58,272	\$0	\$58,272
R0173119	\$58,272	\$0	\$58,272
R0173120	\$58,272	\$0	\$58,272
R0173121	\$58,272	\$0	\$58,272
R0173122	\$58,272	\$0	\$58,272
R0173123	\$58,272	\$0	\$58,272

R0173124	\$58,272	\$0	\$58,272
R0173125	\$58,272	\$0	\$58,272
R0173126	\$58,272	\$0	\$58,272
R0181289	\$58,272	\$0	\$58,272
R0181290	\$58,272	\$0	\$58,272
R0181291	\$58,272	\$0	\$58,272
R0181292	\$58,272	\$0	\$58,272
R0181293	\$58,272	\$0	\$58,272
R0181294	\$58,272	\$0	\$58,272
R0181295	\$58,272	\$0	\$58,272
R0181296	\$58,272	\$0	\$58,272
R0181297	\$58,272	\$0	\$58,272
R0181298	\$58,272	\$0	\$58,272
R0181299	\$58,272	\$0	\$58,272
R0181300	\$58,272	\$0	\$58,272
R0181309	\$58,272	\$0	\$58,272
R0181310	\$58,272	\$0	\$58,272
R0181311	\$58,272	\$0	\$58,272
R0181312	\$58,272	\$0	\$58,272
<b>Total:</b>	<b>\$3,438,048</b>	<b>\$0</b>	<b>\$3,438,048</b>

## Attachment B

Actual Values as assigned by the County Board of Equalization after a timely appeal

Docket Number

68155

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R0173036	\$58,272	\$0	\$58,272
R0173037	\$58,272	\$0	\$58,272
R0173038	\$58,272	\$0	\$58,272
R0173039	\$58,272	\$0	\$58,272
R0173040	\$58,272	\$0	\$58,272
R0173041	\$58,272	\$0	\$58,272
R0173042	\$58,272	\$0	\$58,272
R0173043	\$58,272	\$0	\$58,272
R0173044	\$58,272	\$0	\$58,272
R0173045	\$58,272	\$0	\$58,272
R0173046	\$58,272	\$0	\$58,272
R0173047	\$58,272	\$0	\$58,272
R0173048	\$58,272	\$0	\$58,272
R0173049	\$58,272	\$0	\$58,272
R0173050	\$58,272	\$0	\$58,272
R0173051	\$58,272	\$0	\$58,272
R0173052	\$58,272	\$0	\$58,272
R0173053	\$58,272	\$0	\$58,272
R0173054	\$58,272	\$0	\$58,272
R0173055	\$58,272	\$0	\$58,272
R0173056	\$58,272	\$0	\$58,272
R0173057	\$58,272	\$0	\$58,272
R0173058	\$58,272	\$0	\$58,272
R0173059	\$58,272	\$0	\$58,272
R0173060	\$58,272	\$0	\$58,272
R0173061	\$58,272	\$0	\$58,272
R0173062	\$58,272	\$0	\$58,272
R0173096	\$58,272	\$0	\$58,272
R0173097	\$58,272	\$0	\$58,272
R0173099	\$58,272	\$0	\$58,272
R0173100	\$58,272	\$0	\$58,272
R0173110	\$58,272	\$0	\$58,272
R0173111	\$58,272	\$0	\$58,272
R0173112	\$58,272	\$0	\$58,272
R0173113	\$58,272	\$0	\$58,272
R0173119	\$58,272	\$0	\$58,272
R0173120	\$58,272	\$0	\$58,272
R0173121	\$58,272	\$0	\$58,272
R0173122	\$58,272	\$0	\$58,272
R0173123	\$58,272	\$0	\$58,272

R0173124	\$58,272	\$0	\$58,272
R0173125	\$58,272	\$0	\$58,272
R0173126	\$58,272	\$0	\$58,272
R0181289	\$58,272	\$0	\$58,272
R0181290	\$58,272	\$0	\$58,272
R0181291	\$58,272	\$0	\$58,272
R0181292	\$58,272	\$0	\$58,272
R0181293	\$58,272	\$0	\$58,272
R0181294	\$58,272	\$0	\$58,272
R0181295	\$58,272	\$0	\$58,272
R0181296	\$58,272	\$0	\$58,272
R0181297	\$58,272	\$0	\$58,272
R0181298	\$58,272	\$0	\$58,272
R0181299	\$58,272	\$0	\$58,272
R0181300	\$58,272	\$0	\$58,272
R0181309	\$58,272	\$0	\$58,272
R0181310	\$58,272	\$0	\$58,272
R0181311	\$58,272	\$0	\$58,272
R0181312	\$58,272	\$0	\$58,272
<b>Total:</b>	<b>\$3,438,048</b>	<b>\$0</b>	<b>\$3,438,048</b>



# Attachment C

Actual Values as agreed to by all Parties

Docket Number

68155

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R0173036	\$43,706	\$0	\$43,706
R0173037	\$43,706	\$0	\$43,706
R0173038	\$43,706	\$0	\$43,706
R0173039	\$43,706	\$0	\$43,706
R0173040	\$43,706	\$0	\$43,706
R0173041	\$43,706	\$0	\$43,706
R0173042	\$43,706	\$0	\$43,706
R0173043	\$43,706	\$0	\$43,706
R0173044	\$43,706	\$0	\$43,706
R0173045	\$43,706	\$0	\$43,706
R0173046	\$43,706	\$0	\$43,706
R0173047	\$43,706	\$0	\$43,706
R0173048	\$43,706	\$0	\$43,706
R0173049	\$43,706	\$0	\$43,706
R0173050	\$43,706	\$0	\$43,706
R0173051	\$43,706	\$0	\$43,706
R0173052	\$43,706	\$0	\$43,706
R0173053	\$43,706	\$0	\$43,706
R0173054	\$43,706	\$0	\$43,706
R0173055	\$43,706	\$0	\$43,706
R0173056	\$43,706	\$0	\$43,706
R0173057	\$43,706	\$0	\$43,706
R0173058	\$43,706	\$0	\$43,706
R0173059	\$43,706	\$0	\$43,706
R0173060	\$43,706	\$0	\$43,706
R0173061	\$43,706	\$0	\$43,706
R0173062	\$43,706	\$0	\$43,706
R0173096	\$43,706	\$0	\$43,706
R0173097	\$43,706	\$0	\$43,706
R0173099	\$43,706	\$0	\$43,706
R0173100	\$43,706	\$0	\$43,706
R0173110	\$43,706	\$0	\$43,706
R0173111	\$43,706	\$0	\$43,706
R0173112	\$43,706	\$0	\$43,706
R0173113	\$43,706	\$0	\$43,706
R0173119	\$43,706	\$0	\$43,706
R0173120	\$43,706	\$0	\$43,706
R0173121	\$43,706	\$0	\$43,706
R0173122	\$43,706	\$0	\$43,706
R0173123	\$43,706	\$0	\$43,706

R0173124	\$43,706	\$0	\$43,706
R0173125	\$43,706	\$0	\$43,706
R0173126	\$43,706	\$0	\$43,706
R0181289	\$43,706	\$0	\$43,706
R0181290	\$43,706	\$0	\$43,706
R0181291	\$43,706	\$0	\$43,706
R0181292	\$43,706	\$0	\$43,706
R0181293	\$43,706	\$0	\$43,706
R0181294	\$43,706	\$0	\$43,706
R0181295	\$43,706	\$0	\$43,706
R0181296	\$43,706	\$0	\$43,706
R0181297	\$43,706	\$0	\$43,706
R0181298	\$43,706	\$0	\$43,706
R0181299	\$43,706	\$0	\$43,706
R0181300	\$43,706	\$0	\$43,706
R0181309	\$43,706	\$0	\$43,706
R0181310	\$43,706	\$0	\$43,706
R0181311	\$43,706	\$0	\$43,706
R0181312	\$43,706	\$0	\$43,706
<b>Total:</b>	<b>\$2,578,654</b>	<b>\$0</b>	<b>\$2,578,654</b>