

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 68850
Petitioner: KD KANOPY INC - v. Respondent: ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS	
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.: R0098039
Category: Abatement Appeal Property Type: Other (Industrial)

2. Petitioner is protesting the 13-14 actual value of the subject property.

3. The parties agreed that the 13-14 actual value of the subject property should be reduced to:

Total Value: \$1,082,012
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 13-14 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 4th day of November 2016.

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

G. Katardzic

Gordana Katardzic



2016 NOV -1 AM 9:34

BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	
Petitioner: KD KANOPY INC Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS	▲ COURT USE ONLY ▲
Douglas K. Edelstein, #24542 Deputy Adams County Attorney Kerri A. 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: 68850 County Schedule Number: R0098039
STIPULATION (As to Abatement/Refund for Tax Year 2013/2014)	

Petitioner and Respondent hereby enter into this Stipulation regarding the **tax year 2013/2014** valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
1921 E. 68th Avenue, Denver, Colorado.
2. The subject property is classified as **Commercial** property.
3. The County Assessor originally assigned the following actual value to the subject property for **tax year 2013/2014**:

Land	165,570
Improvements	<u>1,215,338</u>
Total	1,380,908

4. After a timely appeal to the Board of Commissioners, the Board of Commissioners valued the subject property as follows:

Land	165,570
Improvements	<u>1,215,338</u>
Total	1,380,908

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following **tax year 2013/2014** actual value for the subject property:

Land	165,570
Improvements	<u>916,442</u>
Total	1,082,012

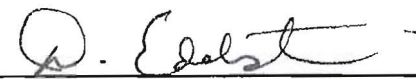
6. Both parties stipulate and agree that the valuation as established above is binding with respect to **tax year 2013/2014** and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

7. Brief narrative as to why the reduction was made: **Market sales and market rental rates support a reduction.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **12/23/2016 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 25 day of October 2016.


Stevens & Associates, INC.
Todd J. Stevens
9635 Maroon Circle, Suite 450
Englewood, CO 80112
Telephone: (303) 347.1878
Email: Todd@Stevensandassoc.Com


Douglas K. Edelstein, #24542
Deputy Adams County Attorney
4430 S. Adams County Parkway
Suite C5000B
Brighton, CO 80601
Telephone: 720-523-6116

Docket Number: 68850