

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 68858</b>
Petitioner: <b>VANEGAS NEFTALY -</b>  v.  Respondent: <b>ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0093890**  
**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: \$1,939,520**  
 (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



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BOARD OF ASSESSMENT APPEALS,  
 State of Colorado  
 1313 Sherman Street, Room 315  
 Denver, CO 80203

**Petitioner:**  
 VANEGAS NEFTALY

**Respondent:**  
 ADAMS COUNTY BOARD OF COMMISSIONERS

▲ COURT USE ONLY ▲

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Docket Number: 68858  
 County Schedule Number:  
 R0093890

**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:  
 11701 E. 33<sup>RD</sup> Avenue., Aurora, CO.
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	231,413
Improvements	<u>2,048,000</u>
Total	2,279,413

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

Land	231,413
Improvements	<u>2,048,000</u>
Total	2,279,413

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	231,413
Improvements	<u>1,708,107</u>
Total	<b>1,939,520</b>

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 **12/20/2016 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.



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