

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket No.: 69270**

Petitioner:

**JONATHAN NASSAR**

v.

Respondent:

**ADAMS COUNTY BOARD OF EQUALIZATION**

**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 Order on Stipulation.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:

County Schedule No.: R0153789  
Appeal Category: VALUATION  
Current Classification: Mixed Use

2. Petitioner is protesting the 2016 classification of the subject property.
3. The parties agreed that the 2016 classification of the subject property should be as follows:

Classification: Residential

(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

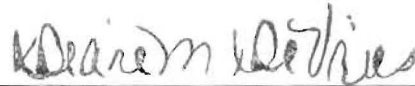
**ORDER:**

Respondent is ordered to change the 2016 classification of the subject property as set forth above.

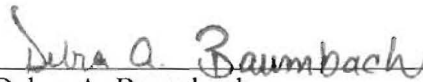
The Adams County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 30<sup>th</sup> day of June, 2016.

**BOARD OF ASSESSMENT APPEALS**

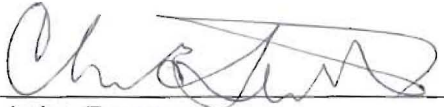


Diane M. DeVries



Debra A. Baumbach

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



Christine Fontenot

2017 JUN 29 AM 11:01

<b>COLORADO BOARD OF ASSESSMENT APPEALS,</b> 1313 Sherman Street, Room 315 Denver, CO 80203	<p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p>
JONATHAN NASSAR Petitioner,  v.  ADAMS COUNTY BOARD OF EQUALIZATION Respondent.	
<b>Attorneys for Respondent:</b> Adams County Attorney's Office Kerri A. Booth, #42562 Assistant County Attorney 4430 S. Adams County Parkway 5 <sup>th</sup> Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Facsimile: 720-523-6114 Email: kbooth@adcogov.org	Docket Number: 69270  County Account Number: R0153789
<b>STIPULATION (As to Tax Year 2016)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2016 classification 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 property subject to this Stipulation is located at: 11853 Bradburn Boulevard, Westminster, Colorado 80031 ("Subject Property") and is located in Adams County, Colorado.
2. For tax year 2016, the Subject Property was classified as a mixed use property and the County Assessor allocated values as follows:

Land	\$54,080
Residential Improvements	\$325,677
Commercial Improvements	\$62,496
Total	\$442,253

3. The Petitioner made a timely appeal to the Adams County Board of Equalization who held a hearing on the matter but made no adjustment to either the classification or the actual value of the subject property.

4. Upon further review, the Adams County Assessor's office has determined that a mixed use classification was not warranted for tax year 2016.

6. As such, Petitioner and Respondent stipulate and agree that the value and classification of the subject property for tax year 2016 should be 100% residential broken down as follows:

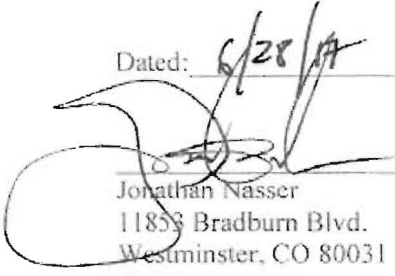
Land	\$54,080
Improvements	\$388,173
Total	\$442,253

7. Both parties stipulate and agree that the valuation and classification determination as established above is binding with respect to tax year 2016 and that further adjustment or classification changes, whether brought under legal or factual grounds, shall be precluded.

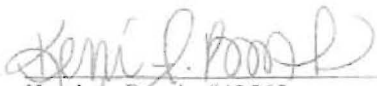
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 6, 2017 at 8:30 a.m. should be vacated.

WHEREFORE, the Parties request this Honorable Board issue an order consistent with these terms.

Dated: 6/28/17

  
Jonathan Nasser  
11853 Bradburn Blvd.  
Westminster, CO 80031  
Petitioner

Dated: 6/27/17

  
Kerri A. Booth, #42562  
Assistant County Attorney  
Adams County Attorney's Office  
Counsel for Respondent, Adams County  
Board of Equalization