

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 69385</b>
Petitioner: <b>THORNTON ESTATES LLC -</b>  v.  Respondent: <b>ADAMS COUNTY BOARD OF EQUALIZATION</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.: R0179049**  
     **Category: Valuation/Protest Appeal      Property Type: Residential**
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

**Total Value: \$13,104,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

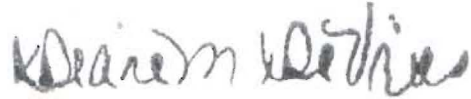
**ORDER:**

Respondent is ordered to reduce the 2016 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 8th day of May 2017.

**BOARD OF ASSESSMENT APPEALS**

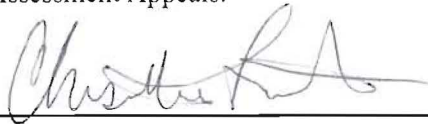


\_\_\_\_\_  
Diane M. DeVries

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,          STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver Colorado 80203	<b>2017 MAY -4 PM 1:55</b>
Petitioner: <b>THORNTON ESTATES LLC</b>  v.  Respondent: <b>ADAMS COUNTY BOARD OF          EQUALIZATION</b>	<b>Docket Number: 69385</b> <b>Schedule Number: R0179049</b>
Attorneys for Respondent: <b>ADAMS COUNTY ATTORNEY'S OFFICE</b> Kerri A. Booth, #42562 Assistant County Attorney 4430 S. Adams County Parkway Brighton, CO 80601 Telephone: (720) 523-6116 Facsimile: (720) 523-6114 E-Mail: <a href="mailto:kbooth@adcogov.org">kbooth@adcogov.org</a>	
<b>STIPULATION FOR TAX YEAR 2016</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2016 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 3600 E 88<sup>th</sup> Avenue, 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 2016:
 

Residential Land:	\$13,104,000.00
Improvements:	0.00
<b>Total:</b>	<b>\$ 13,104,000.00</b>
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, Thornton Estates LLC and the BOE agree to the following actual value for tax year 2016 for the subject property:

Residential Land:	\$12,890,800.00
Improvements:	0.00
Total:	\$12,890,800.00

6. Both Parties stipulate and agree that the valuation as established above is binding with respect to tax year 2016 and that further adjustment to this tax year 2016 value, whether brought under legal or factual grounds, shall be precluded.

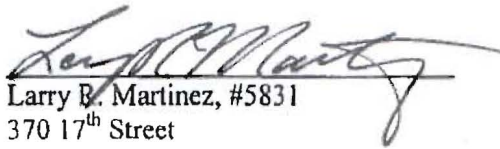
7. Both parties further stipulate and agree that the hearing scheduled before the Board of Appeals be vacated.

Dated: May 2, 2017

Dated: May 2, 2017

**SPENCER FANE LLP**

**ADAMS COUNTY ATTORNEY'S  
OFFICE**



Larry B. Martinez, #5831  
370 17<sup>th</sup> Street  
Suite 4800  
Denver, CO 80202



Kerri A. Booth, #42562  
Assistant County Attorney  
4460 S. Adams County Parkway  
Suite, C5000B  
Brighton, CO 80601

*Counsel for Petitioner, Thornton Estates LLC*

*Counsel for Respondent, Adams County  
Board of Equalization*