

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69433
Petitioner: MILLER RANCH LAND COMPANY LLC 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 decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: R0059103
Category: Valuation/Protest Appeal Property Type: Commercial
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: \$1,825,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

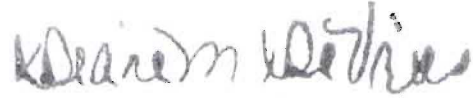
ORDER:

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.

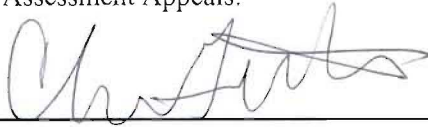
DATED AND MAILED this 3rd day of October 2017.

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.



Christine Fontenot



Debra A. Baumbach



2017 SEP 29 AM 9: 26

BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	▲ COURT USE ONLY ▲ Docket Number: 69433 County Schedule Number: R0059103
Petitioner: MILLER RANCH LAND COMPANY, LLC Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
Attorneys for Respondent: Adams County Attorney's Office Kerri A. Booth, #42562 Assistant County Attorney 4430 S. Adams County Parkway 5 th Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	
STIPULATION (As to Tax Year 2016 Actual Value)	

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 its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is located at:
8225 Valley Highway, Thornton, Colorado 80221.
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 2016:

Land	\$551,750
Improvements	\$1,648,250
Total	\$2,200,000

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

Land	\$551,750
Improvements	\$1,648,250
Total	\$2,200,000

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2016 for the subject property:

Land	\$551,750
Improvements	\$1,273,250
Total	\$1,825,000

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

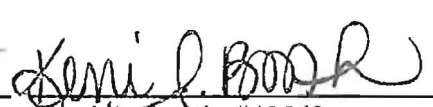
7. Brief narrative as to why the reduction was made: Subject's base year sale validated a change in value and is a more accurate indicator of market value. This approach supported the agreed upon value of \$1,825,000.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 20, 2017 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 7th day of June 2017.



Todd J. Stevens
9635 Maroon Circle, Suite 450
Englewood, CO 80112
Telephone: (303) 347-1878
Email: Todd@Stevensandassoc.Com



Kerri A. Booth, #42562
Assistant Adams County Attorney
4430 S. Adams County Parkway
Suite C5000B
Brighton, CO 80601
Telephone: 720-523-6116