

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 70597
Petitioner: KATSAM LLC 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.: R0030415
 Category: Abatement Appeal **Property Type: Commercial**
2. Petitioner is protesting the 2014 actual value of the subject property.
3. The parties agreed that the 2014 actual value of the subject property should be reduced to:

Total Value: \$650,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

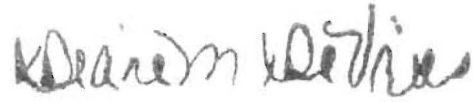
ORDER:

Respondent is ordered to reduce the 2014 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 29th day of November 2017.

BOARD OF ASSESSMENT APPEALS

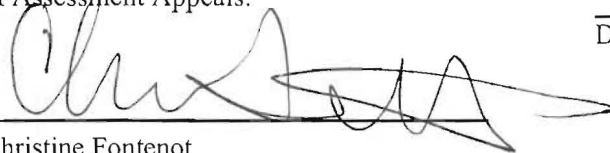


Diane M. DeVries

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



2017 NOV 27 PM 4:38

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

Petitioner:
KATSAM LLC

Respondent:
ADAMS COUNTY BOARD OF COMMISSIONERS

Attorneys for Respondent:
Adams County Attorney's Office
Kerri A. Booth, #42562
Assistant Adams County Attorney
4430 S. Adams County Parkway
5th Floor, Suite C5000B
Brighton, CO 80601
Telephone: 720-523-6116
Fax: 720-523-6114

▲ COURT USE ONLY ▲

Docket Number: 70597

County Schedule Number:
R0030415

STIPULATION (As to Abatement/Refund for Tax Year 2014)

Petitioner and Respondent hereby enter into this Stipulation regarding the **tax year 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 located at as:
580 120th Avenue East, Northglenn, 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 2014**:

Land	259,452
Improvements	<u>412,419</u>
Total	671,871

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

Land	259,452
Improvements	<u>412,419</u>
Total	671,871

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

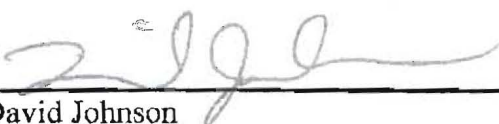
Land	259,452
Improvements	<u>390,548</u>
Total	650,000

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

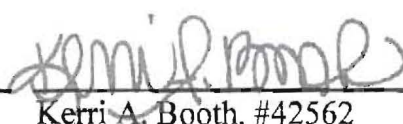
7. Brief narrative as to why the reduction was made: more consideration was made to value the subject using the income approach.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 4, 2018, 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 20th day of November 2017.



David Johnson
Joseph C. Sansone Company
18040 Edison Avenue
Chesterfield, MO 63005
Telephone: 636-733-5455
Email: appeals@jcsco.com



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

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