

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>BUSINESS CENTER INVESTORS ET AL C/O JACK FEUER</b> v.</p> <p>Respondent:</p> <p><b>ADAMS COUNTY BOARD OF EQUALIZATION</b></p>	<p><b>Docket No.: 72784</b></p>
<p><b>ORDER ON STIPULATION</b></p>	

**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.:	R0080227, R0080228, R0080229
Appeal Category:	VALUATION
Current Classification:	VACANT LAND
  
2. Petitioner is protesting the 2017 classification of the subject property.
  
3. The parties agreed that the 2017 classification of the subject property should be as follows:

Classification:	R0080227: VACANT LAND
	R0080228: RESIDENTIAL
	R0080229: VACANT LAND

(Reference the attached Stipulation)
  
4. The Board concurs with the Stipulation.

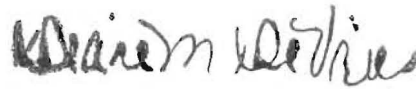
**ORDER:**

Respondent is ordered to change the 2017 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 3<sup>rd</sup> day of August, 2018.

**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.



\_\_\_\_\_  
Yesenia Araujo

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<b>BOARD OF ASSESSMENT APPEALS,</b> <b>State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	<p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p> <hr/> Docket Number: 72784  County Schedule Number: R0080227+2
<b>Petitioner:</b> BUSINESS CENTER INVESTORS ET AL  <b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	
<b>Attorneys for Respondent:</b> Adams County Attorney's Office Meredith P. Van Horn, #42487 Assistant County Attorney 4430 S. Adams County Parkway 5 <sup>th</sup> Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	
<b>STIPULATION (As to Tax Year 2017 Actual Value)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2017 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:  
17410-17419 E. 120th Avenue, Commerce City,, Colorado.
2. The subject property is classified as vacant land.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2017:

Schedule #	Actual Value	Classification	Assessment Ratio	Assessed Value
R0080227	\$160,310	Vacant Land	29.0%	\$46,490
R0080228	\$547,242	Vacant Land	29.0%	\$158,700
R0080229	\$265,629	Vacant Land	29.0%	\$77,030

**Total      \$973,181**

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

Schedule #	Actual Value	Classification	Assessment Ratio	Assessed Value
R0080227	\$123,315	Vacant Land	29.0%	\$35,760
R0080228	\$547,242	Vacant Land	29.0%	\$158,700
R0080229	\$204,330	Vacant Land	29.0%	\$59,260
<b>Total</b>	<b>\$874,887</b>			

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2017 for the subject property:

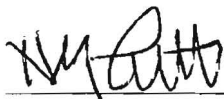
Schedule #	Actual Value	Classification	Assessment Ratio	Assessed Value
R0080227	\$123,315	Vacant Land	29.0%	\$35,760
R0080228	\$547,242	Residential	7.2%	\$39,400
R0080229	\$204,330	Vacant Land	29.0%	\$59,260
<b>Total</b>	<b>\$874,887</b>			

6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year 2017 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

7. Brief narrative as to why the reduction was made: Account Number R0080228 (“the Property”) was originally classified as vacant land with a 29% assessment rate. After the appeal was filed the Property was further reviewed and residential structures were identified on it. The value will remain the same, but the classification will change from vacant land to residential for the Property only. The classification for Account Numbers R0080227 and R0080229 are unchanged.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 14, 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 2nd day of August 2018.



~~Christopher M. Barnes~~ Howard Licht  
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