

<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>NEW VISION HOTEL ONE LLC</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ADAMS COUNTY BOARD OF EQUALIZATION</b></p>	<p><b>Docket No.: 73474</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.:	R0173561
Appeal Category:	VALUATION
Current Classification:	COMMERCIAL
  
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:	COMMERCIAL/RESIDENTIAL
-----------------	------------------------

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

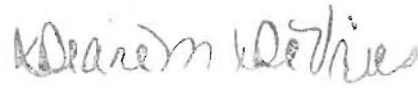
**ORDER:**

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 6<sup>th</sup> day of November, 2018.

**BOARD OF ASSESSMENT APPEALS**

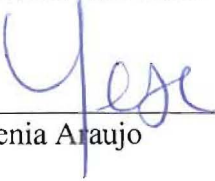


\_\_\_\_\_  
Diane M. DeVries



\_\_\_\_\_  
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

2018 AUG 20 AM 8:06

<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>
<b>Petitioner:</b> NEW VISION HOTEL ONE LLC  <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	Docket Number: 73474  County Schedule Number: R0173561
<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:  
16001 E. 40<sup>th</sup> Circle, Aurora, 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 2017:

Schedule #	Actual Value	Classification	Assessment Ratio	Assessed Value
R0173561	\$2,326,384	Commercial Land	29.0%	\$674,651
R0173561	\$6,716,216	Commercial	29.0%	\$1,947,703
<b>Total</b>	<b>\$9,042,600</b>			

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
R0173561	\$2,326,384	Commercial Land	29.0%	\$674,651
R0173561	\$6,716,216	Commercial	29.0%	\$1,947,703
<b>Total</b>	<b>\$9,042,600</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
R0173561	\$2,326,384	Commercial Land	29.0%	\$674,651
R0173561	\$1,453,389	Residential	7.2%	\$104,644
R0173561	\$5,262,827	Commercial	29.0%	\$1,526,220
<b>Total</b>	<b>\$9,042,600</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: The tax agent submitted a mixed-use questionnaire providing historical evidence of extended stay room rental usages and tax returns which justified changing the classification of the Subject Property to mixed-use classification of hotel with both non-residential and residential use.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 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).

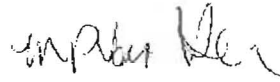
DATED this 20<sup>th</sup> day of August, 2018.



---

David Johnson  
Joseph C. Sansone Company  
18040 Edison Avenue  
Chesterfield, MO 63005  
Telephone: 636-733-5455 Direct  
1-800-394-0140 Extn. 5455  
1-636-733-2233 Fax  
Email: [djohnson@jcsco.com](mailto:djohnson@jcsco.com)

Docket Number: 73474



---

Meredith P. Van Horn, #42487  
Assistant Adams County Attorney  
4430 S. Adams County Parkway  
Suite C5000B  
Brighton, CO 80601  
Telephone: 720-523-6116  
[mvanhorn@adcogov.org](mailto:mvanhorn@adcogov.org)