

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 73577</b>
Petitioner: <b>TIMOTHY G. &amp; KATHERINE F. LOSIER</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 accepted 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.: R0046323**  
     **Category: Valuation/Protest Appeal      Property Type: Residential**
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

**Total Value: \$778,193**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

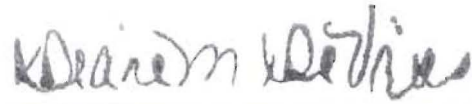
**ORDER:**

Respondent is ordered to reduce the 2017 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 22nd day of May 2018.

**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



2018 MAY 18 AM 8:11

<b>BOARD OF ASSESSMENT APPEALS, State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	
<b>Petitioner:</b> TIMOTHY G. & KATHERINE F. LOSIER	
<b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	<b>▲ COURT USE ONLY ▲</b>
<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: 73577  County Schedule Number: R0046323
<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:  
4462 W. 100th Avenue, Westminster, Colorado.
2. The subject property is classified as residential property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2017:

Land	\$172,900
Improvements	<u>\$616,483</u>
Total	\$789,383

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

Land	\$172,900
Improvements	<u>\$616,483</u>
Total	\$789,383

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:

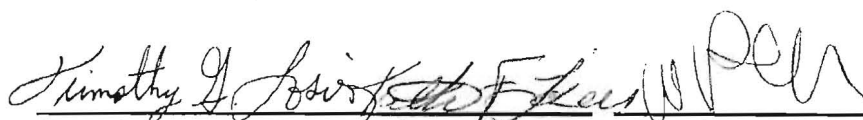
Land	\$172,900
Improvements	<u>\$605,293</u>
Total	\$778,193

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.

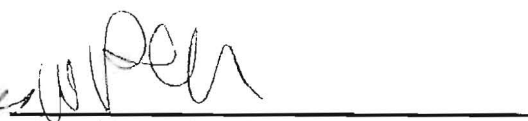
7. Brief narrative as to why the reduction was made: subject property sold during base period and appropriate time adjustment was applied to reflect market price.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 17, 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 17<sup>th</sup> day of May, 2018.



Timothy G. & Katherine F. Losier  
4462 W. 100th Avenue  
Westminster, CO 80031  
Telephone: 303-905-4245  
Email: [timlosier@comcast.net](mailto:timlosier@comcast.net)

  
Meredith P. Van Horn, #42487  
Assistant Adams County Attorney  
4430 S. Adams County Parkway  
Suite C5000B  
Brighton, CO 80601  
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Docket Number: 73577

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FAX 720.523.6114

May 15, 2018

Timothy G. & Katherine F. Losier  
4462 W. 100th Avenue  
Westminster, CO 80031

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2018 MAY 18 AM 8:11

**RE: Stipulation for Board of Assessment Appeals Docket Number: 73577**

Dear Timothy G. & Katherine F. Losier:

Attached hereto, please find Stipulation paperwork with regards to the above-referenced docket number. Please review this document and if all is in order please sign and date the Stipulation. Upon execution, please forward the original signed copy to the Board of Assessment of Appeals and email a signed copy to them at [baa@state.co.us](mailto:baa@state.co.us) and also to my office via my legal assistant Lorena Boston, at [ldoeboston@adcogov.org](mailto:ldoeboston@adcogov.org). Thank you in advance for your cooperation in this matter.

Should you have any questions or concerns, please do not hesitate to contact me directly.

Regards,

Meredith P. Van Horn  
Assistant County Attorney

MVH/ldb  
Enc.

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

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DISTRICT 3

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