

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket No.: 75128
<hr/>	
Petitioner:	
DENVER PREMIUM OUTLETS LLC C/O SIMON PREMIUM OUTLETS	
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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.:	R0192993 + 12
Appeal Category:	VALUATION
Current Classification:	COMMERCIAL

2. Petitioner is protesting the 2018 actual value of the subject property.

3. On February 20, 2019 the Board and County were notified via email of the withdrawal of the Schedule Number R0192994 from this appeal. (Reference the attached Withdrawal of the Schedule Number R0192994)

4. The parties agreed that the 2018 actual value, classification, and schedule numbers of the subject property, with the exception of Schedule Number R0192994, should be as follows:

Actual Value:	\$9,630,663
Classification:	COMMERCIAL

County Schedule No.: (See Attachment A of Stipulation)

(Reference the attached Stipulation)

5. The Board concurs with the Stipulation.

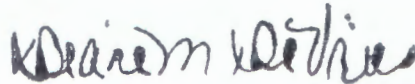
ORDER:

Respondent is ordered to change the 2018 actual value of the subject property as set forth above.

The Adams County Assessor is directed to change his/her records accordingly.

DATED this 16 day of May, 2019.

BOARD OF ASSESSMENT APPEALS

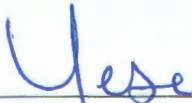


Diane M. DeVries



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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BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, Colorado 80203	▲ COURT USE ONLY ▲ Docket Number: 75128 Multiple County Account Numbers: (As set forth in Attachment A)
Petitioner: DENVER PREMIUM OUTLETS LLC C/O SIMON PREMIUM OUTLETS	
Respondent: ADAMS COUNTY BOARD OF EQUALIZATION	
Attorneys for Respondent: Adams County Attorney's Office Meredith P. Van Horn, #42487 Assistant County Attorney 4430 S. Adams County Parkway 5 th Floor, Suite C5000B Brighton, Colorado 80601 Telephone: 720-523-6116 Fax: 720-523-6114	
STIPULATION (As to Tax Year 2018 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2018 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the attachment to this Stipulation. Petitioner by letter to the Board dated February 20, 2019 attempted to withdraw Account Number R0192994, however the Board did not issue an order withdrawing that one account. This withdrawal is noted on the attached spreadsheet and no value is included for that account number.
2. The subject properties are classified as commercial properties.
3. The attachment to this stipulation reflects the actual values of the subject properties, excluding Account Number R0192994, as assigned by the Adams County Board of Equalization for tax year 2018.

4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2018 actual values of the subject properties, with the exclusion of Account Number R0192994, as shown on the attachment to this stipulation.

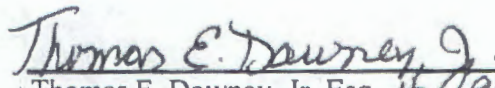
5. Both parties stipulate and agree that the valuations as established on the attachment to this stipulation are binding with respect to tax year 2018 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

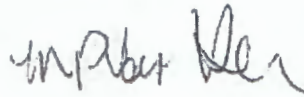
6. Brief narrative as to why the reductions were made: after further review the land value was adjusted on two accounts due to larger size and drainage issues.

7. Both parties further agree and stipulate that Account Number R0192994 be withdrawn and request that the Board issue an order approving the withdrawal of Account Number R0192994.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 28, 2019 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 13th day of May, 2019.


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Docket Number: 72128

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Attachment A

TAX YEAR 2018				
		Value Assigned by Assessor	Value Assigned by BOE	Value Assigned by Stipulation
R0192993	Land	\$7,094,859	\$5,321,144	\$5,321,144
	Improvements	\$0	\$0	\$0
	Total	\$7,094,859	\$5,321,144	\$5,321,144
R0192995	Land	\$1,040	\$780	\$780
	Improvements	\$0	\$0	\$0
	Total	\$1,040	\$780	\$780
R0192996	Land	\$418	\$780	\$780
	Improvements	\$0	\$0	\$0
	Total	\$418	\$780	\$780
R0192997	Land	\$1,025,269	\$1,025,269	\$1,025,269
	Improvements	\$0	\$0	\$0
	Total	\$1,025,269	\$1,025,269	\$1,025,269
R0192998	Exempt Land	\$500	\$500	\$500
	Improvements	\$0	\$0	\$0
	Total	\$500	\$500	\$500
R0192999	Land	\$819,885	\$819,885	\$819,885
	Improvements	\$0	\$0	\$0
	Total	\$819,885	\$819,885	\$819,885
R0193000	Land	\$397,359	\$397,359	\$397,359
	Improvements	\$0	\$0	\$0
	Total	\$397,359	\$397,359	\$397,359
R0193001	Land	\$308,601	\$308,601	\$308,601
	Improvements	\$0	\$0	\$0
	Total	\$308,601	\$308,601	\$308,601
R0193002	Land	\$500	\$500	\$500
	Improvements	\$0	\$0	\$0
	Total	\$500	\$500	\$500
R0193003	Land	\$1,743,124	\$1,743,124	\$871,563
	Improvements	\$0	\$0	\$0
	Total	\$1,743,124	\$1,743,124	\$871,563
R0193004	Land	\$500	\$500	\$500
	Improvements	\$0	\$0	\$0
	Total	\$500	\$500	\$500
R0193005	Land	\$1,358,164	\$1,358,164	\$883,782
	Improvements	\$0	\$0	\$0
	Total	\$1,358,164	\$1,358,164	\$883,782
R0192994	Petitioner sought to withdraw this account.			
Totals				
	Land	\$12,750,219	\$10,976,606	\$9,630,663
	Improvements	\$0	\$0	\$0
	Total	\$12,750,219	\$10,976,606	\$9,630,663



DOWNEY & ASSOCIATES, PC
A PROFESSIONAL CORPORATION

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

Thomas E. Downey, Jr.
303 813-1111
tom@downeylawpc.com

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February 20, 2019

Ms. Kristin F. Rozansky
Division Director/Administrator
Board of Assessment Appeals
State of Colorado
1313 Sherman Street, Room 315
Denver, CO 80203

**RE: DENVER PREMIUM OUTLETS LLC C/O SIMON
PREMIUM OUTLETS v. ADAMS COUNTY BOARD OF
EQUALIZATION, Docket Number 75128
(See attached list of Schedule/Parcel Numbers)**

Dear Ms. Rozansky:

Please be advised that Petitioner hereby withdraws Account Number R0192994 from the above- captioned 2018 appeal.

All parcels, except Account Number R0192994, remain under appeal and part of Docket Number 75128.

Please contact me with any questions.

Thank you.

Very truly yours,

DOWNEY & ASSOCIATES, P.C.

Thomas E. Downey, Jr.
by *J.S.*

Thomas E. Downey, Jr.

TED/js

Enclosure

cc: Meredith Van Horn, Esq.
Juan Paz

BAA Petition – November 30, 2018 – Docket Number 75128

**Property Owner: DENVER PREMIUM OUTLETS LLC
C/O SIMON PREMIUM OUTLETS**

<u>Schedule/Account Number</u>	<u>Parcel Number</u>
R0192993	0157322401001
R0192994	0157322401001
R0192995	0157322401001
R0192996	0157322401001
R0192997	0157322401002
R0192998 EXEMPT	0157322401003
R0192999	0157322401004
R0193000	0157322401005
R0193001	0157322401006
R0193002	0157322401007
R0193003	0157322402001
R0193004	0157322403001
R0193005	0157322403002

STATE OF COLORADO
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