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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 75213 |
| Petitioner: 19TH AVENUE AURORA COLORADO BECKNEL INVESTORS LLC v. Respondent: ADAMS COUNTY BOARD OF EQUALIZATION | |
| ORDER ON STIPULATION | |

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.: R0190321
Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

Total Value: \$16,500,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce 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 28th day of March 2019.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

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

Yesenia Araujo



STATE OF COLORADO
BD OF ASSESSMENT APPEALS

2019 MAR 28 AM 11:00

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| BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, Colorado 80203 | |
| Petitioner: 19TH AVENUE AURORA COLORADO BECKNEL INVESTORS LLC | ▲ COURT USE ONLY ▲ Docket Number: 75213 County Schedule Number: R0190321 |
| 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 property subject to this Stipulation is located at:
21800 E. 19th Avenue, 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 2018:

| | |
|--------------|--------------|
| Land | \$3,264,945 |
| Improvements | \$16,009,489 |
| Total | \$19,274,434 |

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

| | |
|--------------|---------------------|
| Land | \$3,264,945 |
| Improvements | <u>\$16,009,489</u> |
| Total | \$19,274,434 |

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2018 for the subject property:

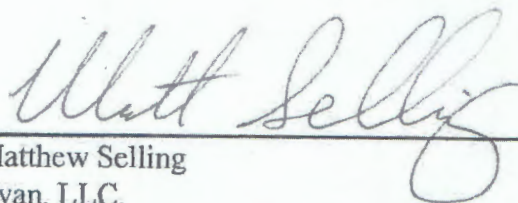
| | |
|--------------|---------------------|
| Land | \$3,264,945 |
| Improvements | <u>\$13,235,055</u> |
| Total | \$16,500,000 |

6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year 2018 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

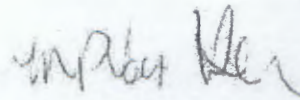
7. Brief narrative as to why the reduction was made: further research determined that there were no market sales and no income information available to support the original cost of the improvements along with the land value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 15, 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 27th day of March, 2019.



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