

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 78319
Petitioner: SHAMROCK PROPERTIES LLLP 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.: R0041722+4
Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$9,100,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

DATED this 5th day of November 2020.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

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

Debra A. Baumbach

Martha Hernandez Sanchez
Martha Hernandez Sanchez



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, Colorado 80203	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: 78319 Multiple County Account Numbers: R0041722 R0041723 R0041728 R0041729 R0041750 (As set forth in Attachment A)
Petitioner: SHAMROCK PROPERTIES LLLP 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 2019 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2019 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.
2. The subject properties are classified as Commercial properties.
3. The attachment to this stipulation reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2019.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2019 actual values of the subject properties, as shown on the attachment to this stipulation.

Total 2019 Proposed Value: \$9,100,000

5. Both parties stipulate and agree that the valuations as established on the attachment to this stipulation are binding with respect to tax year 2019 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

6. Brief narrative as to why the reductions were made: Thorough review/analysis of subject property land and improvements compared to subject market area comparable rents and sales supported a reduction in 2019 Actual Value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 2nd 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 21st day of July, 2020.



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Docket Number: 78319

ATTACHMENT A

Account Number: R0041722

Original Value:

Land:	\$2,609,424
Improvements:	\$4,126,276
Total:	\$6,735,700

Value after BOE Appeal:

Land:	\$2,609,424
Improvements:	\$4,126,276
Total:	\$6,735,700

Stipulated Value:

Land:	\$2,609,424
Improvements:	\$3,112,225
Total:	\$5,721,649

Account Number: R0041723

Original Value:

Land:	\$1,108,164
Improvements:	\$ 0
Total:	\$1,108,164

Value after BOE Appeal:

Land:	\$1,108,164
Improvements:	\$ 0
Total:	\$1,108,164

Stipulated Value:

Land:	\$1,108,164
Improvements:	\$ 0
Total:	\$1,108,164

Account Number: R0041728

Original Value:

Land:	\$663,180
Improvements:	\$ 0
Total:	\$663,180

Value after BOE Appeal:

Land:	\$663,180
Improvements:	\$ 0
Total:	\$663,180

Stipulated Value:

Land:	\$663,180
Improvements:	\$ 0
Total:	\$663,180

Account Number: R0041729

Original Value:

Land:	\$1,331,011
Improvements:	\$ 0
Total:	\$1,331,011

Value after BOE Appeal:

Land:	\$1,331,011
Improvements:	\$ 0
Total:	\$1,331,011

Stipulated Value:

Land:	\$1,331,011
Improvements:	\$ 0
Total:	\$1,331,011

Account Number: R0041750

Original Value:

Land:	\$275,996
Improvements:	\$ 0
Total:	\$275,996

Value after BOE Appeal:

Land:	\$275,996
Improvements:	\$ 0
Total:	\$275,996

Stipulated Value:

Land:	\$275,996
Improvements:	\$ 0
Total:	\$275,996

TOTAL NEW VALUE OF ACCOUNTS = \$9,100,000