

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 78729
Petitioner: THE PRAIRIE CENTER DEVELOPMENT LLC C/O THE REALTY INC 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.: R0178455+1
Category: Valuation/Protest Appeal Property Type: Vacant Land
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: \$824,187
(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 2nd 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	
Petitioner: THF PRAIRIE CENTER DEVELOPMENT LLC C/O THF REALTY INC	▲ COURT USE ONLY ▲
Respondent: ADAMS COUNTY BOARD OF EQUALIZATION	Docket Number: 78729 Multiple County Account Numbers: R0178455 R0179737 (As set forth in Attachment A)
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 Vacant Land 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: \$824,187

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.

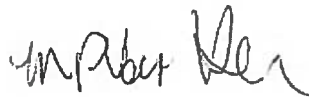
6. Brief narrative as to why the reductions were made: After reconsideration of the market present worth, the absorption was corrected and resulted in a slightly lower value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 24th 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 October, 2020.



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Docket Number: 78729

ATTACHMENT A

Account Number: R0178455

Original Value:
Land: \$298,808
Improvements: \$ 0
Total: \$298,808

Value after BOE Appeal:
Land: \$298,808
Improvements: \$ 0
Total: \$298,808

Stipulated Value:
Land: \$276,479
Improvements: \$ 0
Total: \$276,479

Account Number: R0179737

Original Value:
Land: \$591,944
Improvements: \$ 0
Total: \$591,944

Value after BOE Appeal:
Land: \$591,944
Improvements: \$ 0
Total: \$591,944

Stipulated Value:
Land: \$547,708
Improvements: \$ 0
Total: \$547,708

TOTAL NEW VALUE OF ACCOUNTS = \$824,187