

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 78814</b>
Petitioner: <b>104TH RETAIL DEVELOPMENT PARTNERS, INC.</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.: R0173803+4**  
**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: \$1,259,341**  
(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 28th day of October 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*

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Debra A. Baumbach

*Martha Hernandez Sanchez*  
Martha Hernandez Sanchez



<b>BOARD OF ASSESSMENT APPEALS,</b> <b>State of Colorado</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
<b>Petitioner:</b> 104 <sup>th</sup> RETAIL DEVELOPMENT PARTNERS, INC.  <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, Colorado 80601 Telephone: 720-523-6116 Fax: 720-523-6114	Docket Number: 78814  Multiple County Account Numbers: R0173803 R0173805 R0173806 R0180289 R0180291 (As set forth in Attachment A)
<b>STIPULATION (As to Tax Year 2019 Actual Value)</b>	

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:        \$1,259,341**

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: Considered using a risk factor of 12 rather than 11 for the present worth discounting process. This resulted in a discounted value of \$4.65/SF rather than \$5.05/SF.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 20, 2021 at 8:30 a.m., be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals   x   (check if appropriate).

DATED this   15th   day of September, 2020.



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Docket Number: 78814

ATTACHMENT A

**Account Number: R0173803**

Original Value:  
Land: \$235,026  
Improvements: \$ 0  
Total: \$235,026

Value after BOE Appeal:  
Land: \$235,026  
Improvements: \$ 0  
Total: \$235,026

Stipulated Value:  
Land: \$215,132  
Improvements: \$ 0  
Total: \$215,132

**Account Number: R0173805**

Original Value:  
Land: \$240,512  
Improvements: \$ 0  
Total: \$240,512

Value after BOE Appeal:  
Land: \$240,512  
Improvements: \$ 0  
Total: \$240,512

Stipulated Value:  
Land: \$220,154  
Improvements: \$ 0  
Total: \$220,154

**Account Number: R0173806**

Original Value:  
Land: \$205,740  
Improvements: \$ 0  
Total: \$205,740

Value after BOE Appeal:  
Land: \$205,740  
Improvements: \$ 0  
Total: \$205,740

Stipulated Value:  
Land: \$188,325  
Improvements: \$ 0  
Total: \$188,325

**Account Number: R0180289**

Original Value:  
Land: \$536,056  
Improvements: \$ 0  
Total: \$536,056

Value after BOE Appeal:  
Land: \$536,056  
Improvements: \$ 0  
Total: \$536,056

Stipulated Value:  
Land: \$490,682  
Improvements: \$ 0  
Total: \$490,682

**Account Number: R0180291**

Original Value:

Land:	\$158,460
Improvements:	\$ 0
Total:	\$158,460

Value after BOE Appeal:

Land:	\$158,460
Improvements:	\$ 0
Total:	\$158,460

Stipulated Value:

Land:	\$145,048
Improvements:	\$ 0
Total:	\$145,048

**TOTAL NEW VALUE OF ACCOUNTS = \$1,259,341**