

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>KCK ENDEAVORS LLC</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ADAMS COUNTY BOAD OF EQUALIZATION</b></p>	<p><b>Docket No.: 79023</b></p>
<p><b>ORDER ON STIPULATION</b></p>	

**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.:	R0122268
Appeal Category:	VALUATION
Current Classification:	COMMERCIAL

2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value and classification of the subject property should be as follows:

Classification: <b>66.52% Commercial</b>	<b>33.48% Residential</b>
Land: \$6,586	Land: \$3,314
Improvements: \$267,081	Improvements: \$134,394
Total: \$273,667	Total: \$137,708

**Total Actual Value: \$411,375**  
(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

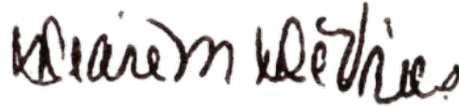
**ORDER:**

Respondent is ordered to change the 2019 actual value and classification of the subject property as set forth above.

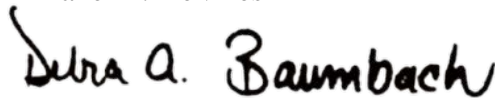
The Adams County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 22<sup>nd</sup> day of June, 2020.

**BOARD OF ASSESSMENT APPEALS**



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Diane M. DeVries



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Debra A. Baumbach

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



\_\_\_\_\_  
Gordana Katardzic

2020 MAY 20 PM 5:12

<b>BOARD OF ASSESSMENT APPEALS,</b> <b>State of Colorado</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: KCK ENDEAVORS, LLC  Respondent: ADAMS COUNTY BOARD OF EQUALIZATION	<b>▲ COURT USE ONLY ▲</b>
Attorneys for Respondent: 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: 79023  County Schedule Number: R0122268
<b>STIPULATION (As to Tax Year 2019)</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 ("Subject Property") are located at: 1517 Main Street, Strasburg, Colorado.
2. For tax year 2019, the Subject Property was classified as 100% commercial property and the Adams County Assessor assigned it the following actual value:

Land	\$9,900
Improvements	<u>\$419,225</u>
Total	\$429,125

3. The Petitioner made a timely appeal to the Adams County Board of Equalization who held a hearing on the matter, but made no adjustment to the classification or actual value of the Subject Property.

4. After the Adams County Board of Equalization's decision, the Petitioner submitted information to the Adams County Assessor's Office that proves the manager of the Mini-Storage

business lives on site for 365 days/year and is therefore entitled to the residential rate for the residential unit. There is also a change to the total value as is indicated in section 6 below.

5. The reports demonstrated that the Subject Property was operating as a mixed use property for tax year 2019. Specifically, based on the documentation submitted, 33.48% of the Subject Property was utilized for residential purposes. As such, an allocated classification is warranted.

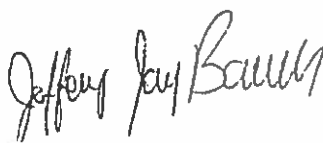
6. Petitioner and Respondent stipulate and agree that the value and classification of the Subject Property for tax year 2019 should be as follows:

<b>66.52% Commercial</b>		<b>33.48% Residential</b>	
Land:	\$ 6,586	Land:	\$ 3,314
Improvements:	<u>\$267,081</u>	Improvements:	<u>\$134,394</u>
Total:	\$273,667	Total:	\$137,708
<b>Combined total:</b>			
Commercial:	\$273,667		
Residential:	\$137,708		
<b>Final total:</b>	<b>\$411,375</b>		

7. Both parties stipulate and agree that the valuation and classification determination as established above is binding with respect to tax year 2019 and that further adjustment or classification changes, whether brought under legal or factual grounds, shall be precluded.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 8, 2020 at 8:30 a.m., be vacated; or, a hearing has not yet been scheduled before the Board the Board of Assessment Appeals \_\_\_ (check if appropriate).

DATED this 20 day of May, 2020.



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