

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 80286
Petitioner: 8778 WOLFF LLC C/O HOLDER R BRUCE/R WAYNE v. Respondent: ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS	
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.: R0114862
Category: Abatement 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: \$1,313,280
(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 26th day of February 2021.

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	<hr/> <p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: 80286 County Schedule Number: R0114862
Petitioner: 8778 WOLFF LLC C/O HOLDER R BRUCE/ R WAYNE Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS	
Attorneys for Respondent: Adams County Attorney's Office Meredith P. Van Horn, #42487 Christopher McMichael, #54062 Assistant Adams 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 Abatement/Refund for Tax Year 2019)	

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 property subject to this Stipulation is located at as:
8778 Wolff Court, Westminster, 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 2019:

Land	\$ 296,306
Improvements	<u>\$1,082,644</u>
Total	\$1,378,950

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

Land	\$ 296,306
Improvements	<u>\$1,082,644</u>
Total	\$1,378,950

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax year 2019 actual value for the subject property:

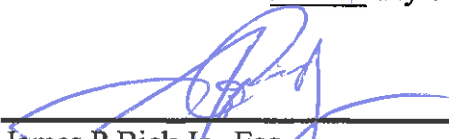
Land	\$ 296,306
Improvements	<u>\$1,016,974</u>
Total	\$1,313,280

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

7. Brief narrative as to why the reduction was made: Consideration of the income approach to value with consideration of a reserve account for replacements. All three approaches were considered. Net rentable area updated from 11,287 SF to 10,969 SF per the rent roll. Agent provided rent rolls, leases and addendum for the multi-tenant office property built in 2007, partially remodeled in 2011.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 6th, 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 23rd day of February, 2021.



 James P Bick Jr., Esq.
 Law Offices of James P Bick Jr P.C.
 18040 Edison Avenue
 Chesterfield, Missouri 63005
 Email: bickappeals@jcsco.com

/s/ Christopher McMichael

 Christopher McMichael, #54062
 Assistant Adams County Attorney
 4430 S. Adams County Parkway
 Suite C5000B
 Brighton, Colorado 80601
 Telephone: 720-523-6984

Docket Number: 80286