

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 63067</b>
Petitioner: <b>RIVERDALE PEAKS LLC,</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 approved 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.: R0156412+34**

**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:  

**Total Value:            \$538,195**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2013 actual value of the subject property, as set forth above.

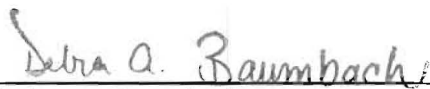
The Adams County Assessor is directed to change his/her records accordingly.

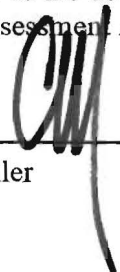
**DATED AND MAILED** this 2nd day of July 2014.

**BOARD OF ASSESSMENT APPEALS**

  
\_\_\_\_\_  
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

  
\_\_\_\_\_  
Cara McKeller



<b>BOARD OF ASSESSMENT APPEALS,</b> <b>State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2014 JUN 27 PM 2:47 <b>▲ COURT USE ONLY ▲</b> <hr/> Docket Number: 63067 Multiple County Account Numbers: (As set forth in Attachment A)
<b>Petitioner:</b> RIVERDALE PEAKS LLC  <b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	
Kerri Booth, #42562 Assistant Adams County Attorney 4430 S. Adams County Parkway 5 <sup>th</sup> Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	
<b>STIPULATION (As to Tax Year 2013 Actual Value)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2013 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 Attachments to this Stipulation.
2. The subject properties are classified as vacant land properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Adams County Assessor for tax year 2013.
4. Attachment B reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2013.
5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2013 actual values of the subject properties, as shown on Attachment C.

**Total 2013 Proposed Value: \$538,195.00**  
**(Referenced in Attachment A)**

5. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2013.

6. Brief narrative as to why the reductions were made: Based on the documentation provided by the Petitioner, the subject properties were not marketable due to contamination in the water to the subdivision; therefore, an adjustment was made.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 8, 2014 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

Dated this 20th day of June, 2014.



Michael Van Donselaar  
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Docket Number: 63067

Attachment A  
Docket Number 63438  
Values As Assigned by the Assessor

Account Number	Land Value	Improvement Value	Total Actual Value
R0156412	21,967.00	\$0.00	\$21,967.00
R0156413	21,967.00	\$0.00	\$21,967.00
R0156414	21,967.00	\$0.00	\$21,967.00
R0156415	21,967.00	\$0.00	\$21,967.00
R0156416	21,967.00	\$0.00	\$21,967.00
R0156417	21,967.00	\$0.00	\$21,967.00
R0156418	21,967.00	\$0.00	\$21,967.00
R0156419	21,967.00	\$0.00	\$21,967.00
R0156423	21,967.00	\$0.00	\$21,967.00
R0156424	21,967.00	\$0.00	\$21,967.00
R0156425	21,967.00	\$0.00	\$21,967.00
R0156426	21,967.00	\$0.00	\$21,967.00
R0156428	21,967.00	\$0.00	\$21,967.00
R0156429	21,967.00	\$0.00	\$21,967.00
R0156430	21,967.00	\$0.00	\$21,967.00
R0156431	21,967.00	\$0.00	\$21,967.00
R0156432	21,967.00	\$0.00	\$21,967.00
R0156433	21,967.00	\$0.00	\$21,967.00
R0156434	21,967.00	\$0.00	\$21,967.00
R0156435	21,967.00	\$0.00	\$21,967.00
R0156436	21,967.00	\$0.00	\$21,967.00
R0156437	21,967.00	\$0.00	\$21,967.00
R0156439	21,967.00	\$0.00	\$21,967.00
R0156440	21,967.00	\$0.00	\$21,967.00
R0156441	21,967.00	\$0.00	\$21,967.00
R0156442	21,967.00	\$0.00	\$21,967.00
R0156443	21,967.00	\$0.00	\$21,967.00
R0156444	21,967.00	\$0.00	\$21,967.00
R0156445	21,967.00	\$0.00	\$21,967.00
R0156446	21,967.00	\$0.00	\$21,967.00
R0156447	21,967.00	\$0.00	\$21,967.00
R0156449	21,967.00	\$0.00	\$21,967.00
R0156450	21,967.00	\$0.00	\$21,967.00
R0156451	21,967.00	\$0.00	\$21,967.00
R0156454	21,967.00	\$0.00	\$21,967.00
<b>Totals</b>	<b>768,845.00</b>	<b>\$0.00</b>	<b>\$768,845.00</b>

**Attachment B**  
**Docket Number 63438**  
**Values Assigned by the County Board of Commissioners**

Account Number	Land Value	Improvement Value	Total Actual Value
R0156412	21,967.00	\$0.00	\$21,967.00
R0156413	21,967.00	\$0.00	\$21,967.00
R0156414	21,967.00	\$0.00	\$21,967.00
R0156415	21,967.00	\$0.00	\$21,967.00
R0156416	21,967.00	\$0.00	\$21,967.00
R0156417	21,967.00	\$0.00	\$21,967.00
R0156418	21,967.00	\$0.00	\$21,967.00
R0156419	21,967.00	\$0.00	\$21,967.00
R0156423	21,967.00	\$0.00	\$21,967.00
R0156424	21,967.00	\$0.00	\$21,967.00
R0156425	21,967.00	\$0.00	\$21,967.00
R0156426	21,967.00	\$0.00	\$21,967.00
R0156428	21,967.00	\$0.00	\$21,967.00
R0156429	21,967.00	\$0.00	\$21,967.00
R0156430	21,967.00	\$0.00	\$21,967.00
R0156431	21,967.00	\$0.00	\$21,967.00
R0156432	21,967.00	\$0.00	\$21,967.00
R0156433	21,967.00	\$0.00	\$21,967.00
R0156434	21,967.00	\$0.00	\$21,967.00
R0156435	21,967.00	\$0.00	\$21,967.00
R0156436	21,967.00	\$0.00	\$21,967.00
R0156437	21,967.00	\$0.00	\$21,967.00
R0156439	21,967.00	\$0.00	\$21,967.00
R0156440	21,967.00	\$0.00	\$21,967.00
R0156441	21,967.00	\$0.00	\$21,967.00
R0156442	21,967.00	\$0.00	\$21,967.00
R0156443	21,967.00	\$0.00	\$21,967.00
R0156444	21,967.00	\$0.00	\$21,967.00
R0156445	21,967.00	\$0.00	\$21,967.00
R0156446	21,967.00	\$0.00	\$21,967.00
R0156447	21,967.00	\$0.00	\$21,967.00
R0156449	21,967.00	\$0.00	\$21,967.00
R0156450	21,967.00	\$0.00	\$21,967.00
R0156451	21,967.00	\$0.00	\$21,967.00
R0156454	21,967.00	\$0.00	\$21,967.00
<b>Totals</b>	<b>768,845.00</b>	<b>\$0.00</b>	<b>\$768,845.00</b>

**Attachment C**  
**Docket Number 63438**  
**Actual Values Agreed to by All Parties**

Account Number	Land Value	Improvement Value	Total Actual Value
R0156412	15,377.00	\$0.00	\$15,377.00
R0156413	15,377.00	\$0.00	\$15,377.00
R0156414	15,377.00	\$0.00	\$15,377.00
R0156415	15,377.00	\$0.00	\$15,377.00
R0156416	15,377.00	\$0.00	\$15,377.00
R0156417	15,377.00	\$0.00	\$15,377.00
R0156418	15,377.00	\$0.00	\$15,377.00
R0156419	15,377.00	\$0.00	\$15,377.00
R0156423	15,377.00	\$0.00	\$15,377.00
R0156424	15,377.00	\$0.00	\$15,377.00
R0156425	15,377.00	\$0.00	\$15,377.00
R0156426	15,377.00	\$0.00	\$15,377.00
R0156428	15,377.00	\$0.00	\$15,377.00
R0156429	15,377.00	\$0.00	\$15,377.00
R0156430	15,377.00	\$0.00	\$15,377.00
R0156431	15,377.00	\$0.00	\$15,377.00
R0156432	15,377.00	\$0.00	\$15,377.00
R0156433	15,377.00	\$0.00	\$15,377.00
R0156434	15,377.00	\$0.00	\$15,377.00
R0156435	15,377.00	\$0.00	\$15,377.00
R0156436	15,377.00	\$0.00	\$15,377.00
R0156437	15,377.00	\$0.00	\$15,377.00
R0156439	15,377.00	\$0.00	\$15,377.00
R0156440	15,377.00	\$0.00	\$15,377.00
R0156441	15,377.00	\$0.00	\$15,377.00
R0156442	15,377.00	\$0.00	\$15,377.00
R0156443	15,377.00	\$0.00	\$15,377.00
R0156444	15,377.00	\$0.00	\$15,377.00
R0156445	15,377.00	\$0.00	\$15,377.00
R0156446	15,377.00	\$0.00	\$15,377.00
R0156447	15,377.00	\$0.00	\$15,377.00
R0156449	15,377.00	\$0.00	\$15,377.00
R0156450	15,377.00	\$0.00	\$15,377.00
R0156451	15,377.00	\$0.00	\$15,377.00
R0156454	15,377.00	\$0.00	\$15,377.00
<b>Totals</b>	<b>538,195.00</b>	<b>\$0.00</b>	<b>\$538,195.00</b>