

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 65623
Petitioner: ROGER M. GUZMAN v. Respondent: ADAMS COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

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.: R0104856+1

Category: ABATEMENT

Property Type: Mixed Use - 65% Commercial, 35% Residential
2. Petitioner is protesting the 2012 actual property type of the subject property.
3. The parties agreed that the 2012 value of the subject property should be reduced to:

Total Value: \$ 587,001
 (Reference Attached Stipulation)
4. The parties agreed that the 2012 actual property type of the subject property should be reclassified and should be :

Property Type: Mixed Use - 5% Commercial, 95% Residential
 (Reference Attached Stipulation)
5. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2012 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 18th day of May 2015.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2015 MAY 14 AM 9:32 ▲ COURT USE ONLY ▲ Docket Number: 65623 Multiple County Account Numbers: (As set forth in Attachment A)
Petitioner: ROGER M. GUZMAN Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS	
Kerri A. Booth, #42562 Assistant Adams County Attorney 4430 S. Adams County Parkway 5 th Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	
STIPULATION (As to Tax Year 2012 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2012 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 Attachment A to this Stipulation.
2. The subject properties are now being classified as mixed use properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Adams County Board of Commissioners for tax year 2012.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2012 actual values of the subject properties, as shown on Attachment A.

Total 2012 Proposed Value: \$587,001
(Referenced in Attachment A)

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2012.

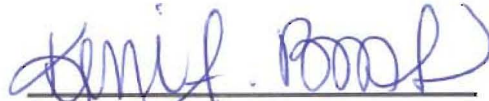
6. Brief narrative as to why the reductions were made: Change the allocation for account number R0104847 from 65% commercial and 35% residential to 5% commercial and 95% residential. Change the allocation for account number R0104856 from 100% commercial to 5% commercial and 95% residential.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 11, 2015 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

DATED this 14th day of may, 2015.



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Docket Number: 65623

ATTACHMENT A

Account Number: R0104847

Original Value:

Land:	\$88,862
Improvements:	\$256,685
Total:	\$345,547

Stipulated Value:

Land:	\$88,862
Improvements:	\$256,685
Total:	\$345,547

Account Number: R0104856

Original Value:

Land:	\$111,375
Improvements:	\$130,079
Total:	\$241,454

Stipulated Value:

Land:	\$111,375
Improvements:	\$130,079
Total:	\$241,454

TOTAL VALUE OF ACCOUNTS = \$587,001