# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

PETER W FREAS

٧.

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.:

R0039330

Category: Valuation

Property Type: Residential

Docket Number: 66321

- 2. Petitioner is protesting the 2015 actual value of the subject property.
- The parties agreed that the 2015 actual value of the subject property should be reduced to: 3.

**Total Value:** 

\$215,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

#### **ORDER:**

Respondent is ordered to reduce the 2015 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 11th day of March 2016.

#### **BOARD OF ASSESSMENT APPEALS**

Dearem Willia

Diane M. DeVries

Debra A. Baumbach

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

6. Latardie

Gordana Katardzic



STATE OF COLORADO

BOARD OF ASSESSMENT APPEALS,

State of Colorado

2016 MAR - 7

AM 9: 34

1313 Sherman Street, Room 315

Denver, CO 80203

Petitioner:

PETER W. FREAS

Respondent:

ADAMS COUNTY BOARD OF EQUALIZATION.

**▲ COURT USE ONLY ▲** 

Kerri A. 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

Docket Number: 66321 County Schedule Number:

R0039330

STIPULATION (As to Tax Year 2015/2016 Actual Value)

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2015/2016 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

- 1. The property subject to this Stipulation is described as: 10619 Adams Street, Northglenn, CO 80233
- 2. The subject property is classified as Residential property.
- 3. The County Assessor originally assigned the following actual value to the subject property for tax year 2015/2016:

Land \$48,000 Improvements \$175,729 Total \$223,729

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

Land	\$48,000
Improvements	\$167,000
Total	\$215,000

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2015/2016 for the subject property:

Land	\$48,000
Improvements	\$167,000
Total	\$215,000

- 6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year 20152016 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.
- 7. Brief narrative as to why the reduction was made: The subject property had minimal repairs regarding vinyl flooring and low grade carpet as it was purchased as a Home-Path REO. The \$8,729 reduction reflects the subject's overall condition as if it were comparable to typical homes in the area.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 25, 2016 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 4th day of Feman 2016.

Peter W. Freas 1990 Amethyst Dr.

Longmont, CO 80504 Telephone: (303) 652-8077

peter.freas@gmail.com

Kerri A. Booth, #42562

Assistant Adams County Attorney 4430 S. Adams County Parkway

Suite C5000B

Brighton, CO 80601

Telephone: 720-523-6116

Docket Number: 66321