BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 Petitioner: MOBILE GARDENS LLC v. Respondent: ADAMS COUNTY BOARD OF EQUALIZATION

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.

ORDER ON STIPULATION

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: R0103021

Category: Valuation Property Type: Mixed Use

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

Total Value: \$4,710,000

(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 15th day of June 2016.

BOARD OF ASSESSMENT APPEALS

Dearem Willia

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

Gordana Katardzic

BOARD OF ASSESSMENT APPEALS.

State of Colorado

1313 Sherman Street, Room 315

Denver, CO 80203

2016 JUN 13 AM In: 34

Petitioner:

MOBILE GARDENS LLC

v.

Respondent:

ADAMS COUNTY BOARD OF EQUALIZATION

Attorney for Respondent:

ADAMS COUNTY ATTORNEY'S OFFICE

Kerri A. Booth, #42562

Assistant County Attorney

4430 S. Adams County Parkway

Brighton, CO 80601

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Docket Number: 66961

Schedule Number: R0103021

STIPULATION FOR TAX YEAR 2015

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2015 valuation of the subject property and jointly move the Board of Assessment Appeals to enter its Order based on this Stipulation. The agreement between the parties is as follows:

- 1. The property subject to this Stipulation is located at 6250 North Federal Avenue in Denver and is located within Adams County, Colorado.
- 2. The subject property is a mobile home park that is classified for ad valorem property assessment purposes as mixed use with both residential and commercial aspects.
- 3. The Adams County Assessor originally assigned the following actual value to the subject property for tax year 2015:

Residential Land:

\$ 6,300,000.00

Commercial Land:

\$ 240,000.00

Commercial Improvements: \$ 270,000.00

Total:

\$ 6,810,000.00

- 4. The Petitioner made a timely appeal to the Adams County Board of Equalization ("BOE"), and after a hearing on the matter, the BOE upheld the value assigned to the subject property by the Adams County Assessor.
- After further review and negotiation, the Petitioner, Mobile Gardens LLC and the BOE agree to the following actual value for tax year 2015 for the subject property:

Residential Land: \$ 4,200,000.00 Commercial Land: \$ 240,000.00 Commercial Improvements: \$ 270,000.00 Total: \$ 4,710,000.00

- Both parties stipulate and agree that the valuation as established above is binding with respect to tax year 2015 and that further adjustment to this tax year 2015 value, whether brought under legal or factual grounds, shall be precluded.
- Both parties further stipulate and agree that the hearing scheduled before the Board of Assessment Appeals on June 28, 2016 at 8:30 a.m. be vacated.

Dated: 4-10-2016

BERENBAM WEINSHIENK PC

Lapy R. Martinez, #5831

390 17th Street Suite 4800

Denver, CO 80202

Dated: JUNE 3,2016

ADAMS COUNTY ATTORNEY'S

OFFICE

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4460 S. Adams County Parkway

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Brighton, CO 80601

Counsel for Petitioner, Mobile Gardens LLC Counsel for Respondent, Adams County

Board of Equalization