BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

WIKIUP ESTATES LLC -

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.:

R0077354

Category: Valuation

Property Type: Residential

Docket Number: 66965

- 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:

\$21,009,525

(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 8th day of May 2017.

BOARD OF ASSESSMENT APPEALS

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

Christine Fontenot

KAWARY

Diane M. DeVries

Silva a Baumbach

Debra A. Baumbach



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BOARD OF ASSESSMENT APPEALS,

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STATE OF COLORADO 1313 Sherman Street, Room 315

Denver Colorado 80203

Petitioner:

WIKIUP ESTATES LLC

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Respondent: ADAMS COUNTY BOARD OF

EQUALIZATION

Docket Number: 66965

Schedule Number: R0077354

Attorneys for Respondent:

ADAMS COUNTY ATTORNEY'S OFFICE

Kerri A. Booth, #42562 Assistant County Attorney 4430 S. Adams County Parkway Brighton, CO 80601

Telephone:

(720) 523-6116

Facsimile: E-Mail:

(720) 523-6114 kbooth@adcogov.org

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 into its Order based on this Stipulation. The agreement between the parties is as follows:

- 1. The property subject to this Stipulation is located at 6500 E 88th Avenue, Henderson, Colorado and is located within Adams County, Colorado.
- 2. The subject property is a manufactured home park that is classified for ad valorem property assessment purposes as residential.
- 3. The Adams County Assessor originally assigned the following actual value to the subject property for tax year 2015:

Residential Land:

\$21,357,000.00

Improvements:

1.00

Total:

\$21,357,001.00

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.

5. After further review and negotiation, the Petitioner, Wikiup Estates LLC and the BOE agree to the following actual value for tax year 2015 for the subject property:

Residential Land:

\$21,009,524.00

Improvements:

1.00

Total:

\$21,009,525.00

- 6. 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.
- 7. Both parties further stipulate and agree that the hearing scheduled before the Board of Appeals be vacated.

Dated: May 2, 2017

Dated: May 2, 2017

SPENCER FANE LLP

ADAMS COUNTY ATTORNEY'S OFFICE

Larry R Martinez, #5831

370 17th Street

Suite 4800

Denver, CO 80202

Kerri A. Booth, #42562

Assistant County Attorney

4460 S. Adams County Parkway

Suite, C5000B

Brighton, CO 80601

Counsel for Petitioner, Wikiup Estates LLC

Counsel for Respondent, Adams County Board of Equalization