

DATED AND MAILED this 8th day of May 2017.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

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

Debra A. Baumbach

Christine Fontenot

Christine Fontenot



**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver Colorado 80203

2017 MAY -4 PM 1:55

Petitioner: **WIKIUP ESTATES LLC**

v.

Respondent: **ADAMS COUNTY BOARD OF
EQUALIZATION**

**Docket Number: 66965
Schedule Number: R0077354**

Attorneys for Respondent:
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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.

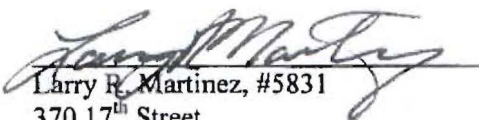
7. Both parties further stipulate and agree that the hearing scheduled before the Board of Appcals be vacated.

Dated: May 2, 2017

Dated: May 2, 2017

SPENCER FANE LLP

**ADAMS COUNTY ATTORNEY'S
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