

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 69380</b>
Petitioner: <b>AMC PINE LAKES RANCH LLC -</b>  v.  Respondent: <b>ADAMS COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0075473+3**  
     **Category: Valuation/Protest Appeal      Property Type: Residential**
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

**Total Value:      \$47,613,100**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2016 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**

*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.

*Christine Fontenot*

\_\_\_\_\_  
Christine Fontenot



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<b>BOARD OF ASSESSMENT APPEALS,          STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver Colorado 80203	
Petitioner: <b>AMC PINE LAKES RANCH LLC</b>  v.  Respondent: <b>ADAMS COUNTY BOARD OF          EQUALIZATION</b>	<b>Docket Number: 69380</b> <b>Schedule Numbers: R0075415</b> <b>R0075416</b> <b>R0075417</b> <b>R0075473</b>
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: (720) 523-6114 E-Mail: <a href="mailto:kbooth@adcogov.org">kbooth@adcogov.org</a>	
<b>STIPULATION FOR TAX YEAR 2016</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2016 valuation of the subject properties 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 properties subject to this Stipulation are located at 4210/4211/4560 E. 100<sup>th</sup> Avenue, and 10201 Riverdale Road, Thornton, Colorado and are located within Adams County, Colorado.
2. The subject properties are manufactured home parks that are classified for ad valorem property assessment purposes as residential.
3. The Adams County Assessor originally assigned the following actual values to the subject properties for tax year 2016:

<u>Schedule No. R0075415</u>	
Residential Land:	\$29,673,000.00
Improvements:	1.00
Total:	\$29,673,001.00

Schedule No. R0075416

Residential Land:	\$18,585,000.00
Improvements:	1.00
Total:	\$18,585,001.00

Schedule No. R0075417

Residential Land:	\$5,489.00
Improvements:	0.00
Total:	\$5,489.00

Schedule No. R0075473

Residential Land:	\$144,532.00
Improvements:	0.00
Total:	\$144,532.00

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 values assigned to the subject properties by the Adams County Assessor.

5. After further review and negotiation, the Petitioner, AMC Pine Lakes Ranch LLC and the BOE agree to the following actual values for tax year 2016 for the subject properties:

Schedule No. R0075415

Residential Land:	\$29,190,224.00
Improvements:	1.00
Total:	\$29,190,225.00

Schedule No. R0075416

Residential Land:	\$18,282,624.00
Improvements:	1.00
Total:	\$ 18,282,625.00

Schedule No. R0075417

Residential Land:	\$5,489.00
Improvements:	0.00
Total:	\$5,489.00

Schedule No. R0075473

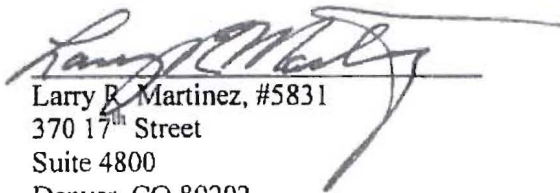
Residential Land:	\$134,761.00
Improvements:	0.00
Total:	\$134,761.00

6. Both Parties stipulate and agree that the valuations as established above are binding with respect to tax year 2016 and that further adjustment to this tax year 2016 values, 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

**SPENCER FANE LLP**




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*Counsel for Petitioner, AMC Pine Lakes Rand LLC*

Dated: May 2, 2017

**ADAMS COUNTY ATTORNEY'S  
OFFICE**



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Board of Equalization*