

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69386
Petitioner: WIKIUP ESTATES LLC - v. 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/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: \$21,009,525
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

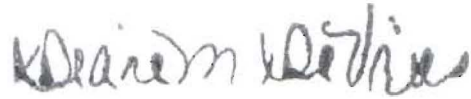
ORDER:

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

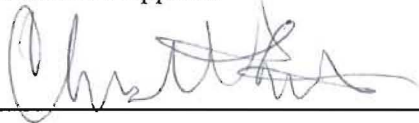


Diane M. DeVries

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



Debra A. Baumbach



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: 69386 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: (720) 523-6114 E-Mail: kbooth@adcogov.org	
STIPULATION FOR TAX YEAR 2016	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2016 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 2016:

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 2016 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 2016 and that further adjustment to this tax year 2016 value, whether brought under legal or factual grounds, shall be precluded.

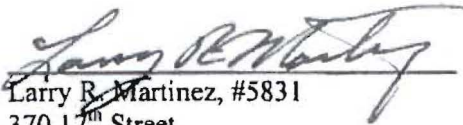
7. Both parties further stipulate and agree that the hearing scheduled before the Board of Appeals be vacated.

Dated: May 2, 2017

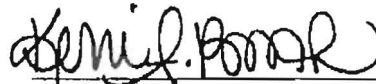
Dated: May 2, 2017

SPENCER FANE LLP

**ADAMS COUNTY ATTORNEY'S
OFFICE**



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Counsel for Petitioner, Wikiup Estates LLC

*Counsel for Respondent, Adams County
Board of Equalization*