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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203 | <b>Docket Number: 70327</b> |
| Petitioner:<br><b>AMAR INC</b><br><br>v.<br><br>Respondent:<br><b>ADAMS COUNTY BOARD OF COUNTY<br/>COMMISSIONERS</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.: R0188111**  
**Category: Abatement Appeal                      Property Type: Commercial**
  
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:  

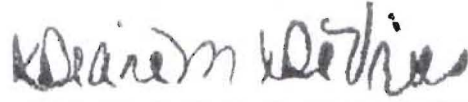
**Total Value: \$625,000**  
 (Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

**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 4th day of January 2018.

**BOARD OF ASSESSMENT APPEALS**

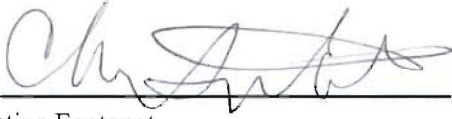


\_\_\_\_\_  
Diane M. DeVries



\_\_\_\_\_  
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



County Attorney's Office  
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December 20, 2017

Mike Walter  
1st Net Real Estate Services, Inc.  
3333 S. Wadsworth Blvd., Suite D-105  
Lakewood, CO 80227

2017 DEC 27 AM 9:56  
STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

**RE: Stipulation for Board of Assessment Appeals Docket Number: 70327**

Dear Mike Walter:

Attached hereto, please find Stipulation paperwork with regards to the above-referenced docket number. Please review this document and if all is in order please sign and date the Stipulation. Upon execution, please email a signed copy to the Board of Assessment Appeals at [baa@state.co.us](mailto:baa@state.co.us) and also to my office via my legal assistant Lorena Boston, at [ldoeboston@adcogov.org](mailto:ldoeboston@adcogov.org). Thank you in advance for your cooperation in this matter.

Should you have any questions or concerns, please do not hesitate to reach out to me directly.

Regards,

Meredith P. Van Horn  
Assistant County Attorney

MVH/ldb  
Enc.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Erik Hansen  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Mary Hodge  
DISTRICT 5

2017 DEC 27 AM 9:56

BOARD OF ASSESSMENT APPEALS,  
State of Colorado  
1313 Sherman Street, Room 315  
Denver, CO 80203

**Petitioner:**  
AMAR, INC.

**Respondent:**  
ADAMS COUNTY BOARD OF COMMISSIONERS

**Attorneys for Respondent:**  
Adams County Attorney's Office  
Meredith P. Van Horn, #42487  
Assistant Adams County Attorney  
4430 S. Adams County Parkway  
5<sup>th</sup> Floor, Suite C5000B  
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**▲ COURT USE ONLY ▲**

Docket Number: 70327

County Schedule Number:  
R0188111

**STIPULATION (As to Abatement/Refund 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 its order based on this Stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is located at as:  
5595 Pecos Street, Denver, Colorado.
2. The subject property is classified as commercial property.
3. The County Assessor originally assigned the following actual value to the subject property for **tax year 2016**:

|              |                |
|--------------|----------------|
| Land         | 290,368        |
| Improvements | <u>509,180</u> |
| Total        | 799,548        |

4. After a timely appeal to the Board of Commissioners, the Board of Commissioners valued the subject property as follows:

|              |                |
|--------------|----------------|
| Land         | 290,368        |
| Improvements | <u>509,180</u> |
| Total        | 799,548        |

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following **tax year 2016** actual value for the subject property:


|              |                |
|--------------|----------------|
| Land         | 290,368        |
| Improvements | <u>334,632</u> |
| Total        | 625,000        |

6. Both parties stipulate and agree that the valuation as established above is binding with respect to **tax year 2016** and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

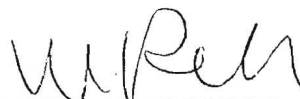
7. Brief narrative as to why the reduction was made: Agent provided evidence that confirmed the building finish was only at 60% as of January 01, 2016.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 9, 2018, at 8:30 a.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

DATED this 27<sup>th</sup> day of DECEMBER 2017/2018.



Mike Walter  
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