

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 70593
Petitioner: MANJAEKANG INC v. Respondent: ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS	
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.: R0104670
Category: Abatement Appeal Property Type: Commercial
2. Petitioner is protesting the 16 actual value of the subject property.
3. The parties agreed that the 16 actual value of the subject property should be reduced to:

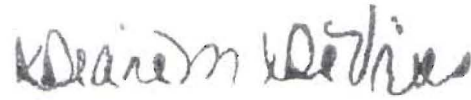
Total Value: \$695,600
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 16 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 29th day of December 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.



Christine Fontenot



Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 70593
Petitioner: MANJAEKANG INC v. Respondent: ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS	
ORDER ON WITHDRAWAL	

The Board received Petitioner's request to withdraw the above-captioned appeal on December 21, 2017. The Board has approved Petitioner's request.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: R0104670
Category: Abatement Appeal Property Type: Commercial

2. Petitioner is protesting the 15 actual value of the subject property.

ORDER:

Petitioner's request for withdrawal is granted; therefore, the Board will take no further action on this matter.

DATED AND MAILED this 29th day of December 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

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Christine Fontenot

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

Petitioner:
MANJAEKANG INC

Respondent:
ADAMS COUNTY BOARD OF COMMISSIONERS

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▲ COURT USE ONLY ▲

Docket Number: 70593

County Schedule Number:
R0104670

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:
5450 Federal Blvd., Denver, Colorado 80221.
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	188,370
Improvements	<u>678,840</u>
Total	867,210

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

Land	188,370
Improvements	<u>678,840</u>
Total	<u>867,210</u>

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:

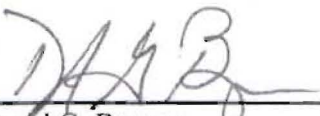
	Residential	Commercial	Totals
Land	30% \$56,511	70% \$131,859	\$188,370
Improvements	<u>30% \$152,169</u>	<u>70% \$355,061</u>	<u>\$507,230</u>
Total	<u>30% \$208,680</u>	<u>70% \$486,920</u>	<u>\$695,600</u>

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.

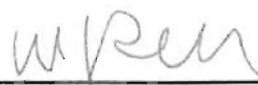
7. Brief narrative as to why the reduction was made: The property was adjusted to market value. The stipulated value should reflect 30% residential use and 70% commercial use. The 2015 portion of the appeal is withdrawn by Petitioner.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 2, 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 21st day of DECEMBER 2017/2018.



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