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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 71573 |
| Petitioner: MICHAEL J AND LORI C VAN WYK v. Respondent: ADAMS COUNTY BOARD OF EQUALIZATION | |
| ORDER ON STIPULATION | |

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted 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.: R0124251
Category: Valuation/Protest Appeal Property Type: Residential
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value: \$470,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

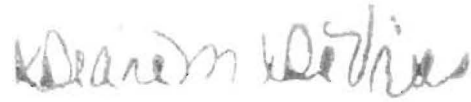
ORDER:

Respondent is ordered to reduce the 2017 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 26th day of June 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.



Yesenia Ardujo



STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2018 JUN 20 PM 3:30

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| BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203 | |
| Petitioner: MICHAEL J. AND LORI C. VAN WYK | |
| Respondent: ADAMS COUNTY BOARD OF EQUALIZATION. | ▲ COURT USE ONLY ▲ |
| Attorneys for Respondent: Adams County Attorney's Office Meredith P. Van Horn, #42487 Assistant County Attorney 4430 S. Adams County Parkway 5 th Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114 | Docket Number: 71573 County Schedule Number: R0124251 |
| STIPULATION (As to Tax Year 2017 Actual Value) | |

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2017 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is located at:
18601 E. 121st Place, Commerce City, Colorado.
2. The subject property is classified as residential property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2017:

| | |
|--------------|------------------|
| Land | \$112,000 |
| Improvements | <u>\$408,308</u> |
| Total | \$520,308 |

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

| | |
|--------------|------------------|
| Land | \$112,000 |
| Improvements | <u>\$408,308</u> |
| Total | \$520,308 |

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2017 for the subject property:

| | |
|--------------|------------------|
| Land | \$112,000 |
| Improvements | <u>\$358,000</u> |
| Total | \$470,000 |

6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year 2017 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 purchased in June of 2014, as a foreclosure. As a result of a hail storm in 2010, the property is in need of multiple repairs including a new roof, new countertops and new windows, as well as other items damaged in the storm.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 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 19th day of June, 2018.



Michael J. And Lori C. Van Wyk
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