BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

RONALD C WEBSTER SR AND E43 COMPLEX WINDCHASER CONDIMINIUM ASSOCING

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.:

R0154526

Category: Valuation/Protest Appeal

Property Type: Commercial

Docket Number: 71947

- 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:

\$421,950

(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 8th day of November 2018.

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.

Yesenia Araujo

Dura a. Dammbaci

Debra A. Baumbach



2018 OCT 18 PM 4: 57

BOARD OF ASSESSMENT APPEALS,

State of Colorado

1313 Sherman Street, Room 315

Denver, CO 80203

Petitioner:

RONALD C WEBSTER ŠR AND E43 COMPLEX WINDCHASER CONDOMINIUM ASSOC. INC.

Respondent:

ADAMS COUNTY BOARD OF EQUALIZATION.

Attorneys for Respondent:

Adams County Attorney's Office

Meredith P. Van Horn, #42487

Assistant County Attorney

4430 S. Adams County Parkway

5th Floor, Suite C5000B

Brighton, CO 80601

Telephone: 720-523-6116

Fax: 720-523-6114

▲ COURT USE ONLY ▲

Docket Number: 71947

County Schedule Number:

R0154526

37550 @ 50t

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: 37500 E. 50th Ave., Watkins, 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 2017:

Land

\$0

Improvements

\$596,705

Total

\$596,705

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

Land

\$0

Improvements

\$596,705

Total

\$596,705

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

Improvements

\$421,950

Total

\$421,950

- 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.
- Brief narrative as to why the reduction was made: Review of comparable sales of large hangars dictated a reduction in value for the subject property.
- Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 22, 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 10 sh day of October, 2018.

ld C. Wobster Sr

E43 COMPLEX WIND CHASSE COMOO ASSOC. IN PACULA

Michael M. Noves V

Law Office Of Michael M. Noves

1873 S. Bellaire St., Ste. 1550

Denver, CO 80222

Telephone: 303-756-6789

Email: michael@noyeslaw.com

Meredith P. Van Horn, #42487

Assistant Adams County Attorney 4430 S. Adams County Parkway

Suite C5000B

Brighton, CO 80601

Telephone: 720-523-6116

invanhorn@adcogov.org

Docket Number: 71947