

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75197
Petitioner: NAZCA LAND HOLDINGS LLC 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.: R0092138+1
 Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

Total Value: \$3,320,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

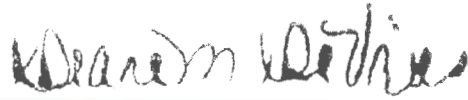
ORDER:

Respondent is ordered to reduce the 2018 actual value of the subject property, as set forth above.

The Adams County Assessor is directed to change his/her records accordingly.

DATED this 3rd day of May 2019.

BOARD OF ASSESSMENT APPEALS

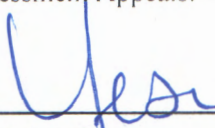


Diane M. DeVries



Debra A. Baumbach

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



Yesenia Araujo



STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2019 MAY -2 AM 9:44

BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: NAZCA LAND HOLDINGS LLC	
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, Colorado 80601 Telephone: 720-523-6116 Fax: 720-523-6114	Docket Number: 75197 Multiple County Account Numbers: (As set forth in Attachment A)
STIPULATION (As to Tax Year 2018 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2018 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the attachment to this Stipulation.
2. The subject properties are classified as residential properties.
3. The attachment to this stipulation reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2018.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2018 actual values of the subject properties, as shown on the attachment to this stipulation.

Total 2018 Proposed Value: \$3,320,000

ATTACHMENT A

Account Number: R0092139

Original Value:
Land: \$182,952
Improvements: \$3,672,651
Total: \$3,855,603

Value after BOE Appeal:
Land: \$182,952
Improvements: \$3,672,651
Total: \$3,855,603

Stipulated Value:
Land: \$182,952
Improvements: \$3,129,068
Total: \$3,312,020

Account Number: R0092138

Original Value:
Land: \$79,800
Improvements: \$0
Total: \$79,800

Value after BOE Appeal:
Land: \$79,800
Improvements: \$0
Total: \$79,800

Stipulated Value:
Land: \$7,980
Improvements: \$0
Total: \$7,980

TOTAL NEW VALUE OF ACCOUNTS = \$3,320,000

5. Both parties stipulate and agree that the valuations as established on the attachment to this stipulation are binding with respect to tax year 2018 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.


6. Brief narrative as to why the reductions were made: after further review, the Property was adjusted to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 7, 2019 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 1 ^{may} day of April, 2019.



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