

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket No.: 75200
Petitioner: KUSHNLROFF INVESTMENTS LLC v. Respondent: ADAMS COUNTY BOARD OF EQUALIZATION	
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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule Nos.:	R0137096 + R0137097
Appeal Category:	VALUATION
Current Classification:	COMMERCIAL

2. Petitioner is protesting the 2018 classification of the subject property.

3. The parties agreed that the 2018 classification of the subject property should be as follows:

Classification:	COMMERCIAL/RESIDENTIAL
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(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

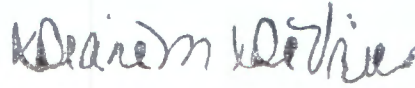
ORDER:

Respondent is ordered to change the 2018 classification of the subject property as set forth above.

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

DATED this 6 day of May, 2019.

BOARD OF ASSESSMENT APPEALS

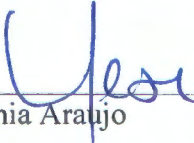


Diane M. DeVries



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

2019 MAY -2 AM 9:44

BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: KUSHNLROFF INVESTMENTS 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: 75200 County Schedule Numbers: R0137096 R0137097
STIPULATION (As to Tax Year 2018)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2018 valuation of the Subject Properties, 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 ("Subject Properties") are located at: 10001-10201 East 102nd Avenue, Henderson, Colorado.
2. For tax year 2018, the Subject Properties were classified as 100% commercial properties and the Adams County Assessor assigned it the following actual value:

Land	\$2,472,804
Improvements	<u>\$293,210</u>
Total	\$2,766,014

3. The Petitioner made a timely appeal to the Adams County Board of Equalization who held a hearing on the matter, but made no adjustment to the classification or actual value of the Subject Properties.

4. After the Adams County Board of Equalization's decision, the Petitioner submitted information to the Adams County Assessor's Office that proves the manager of the Mini-Storage business lives on site for 365 days/year and is therefore entitled to the residential rate for the residential unit. There is no change to the total value.

5. The reports demonstrated that the Subject Properties were operating as mixed use properties for tax year 2018. Specifically, based on the documentation submitted, 3% of the Subject Properties were utilized for residential purposes. As such, an allocated classification is warranted.

6. Petitioner and Respondent stipulate and agree that the value and classification of the Subject Properties for tax year 2018 should be as follows:

97% Commercial		3% Residential	
Land:	\$2,419,787	Land:	\$53,017
Improvements:	<u>\$257,178</u>	Improvements:	<u>\$36,032</u>
Total:	\$2,676,965	Total:	\$89,049
Combined total:			
Commercial:		\$2,676,965	
Residential:		<u>\$89,049</u>	
Final total:		\$2,766,014	


7. Both parties stipulate and agree that the valuation and classification determination as established above is binding with respect to tax year 2018 and that further adjustment or classification changes, whether brought under legal or factual grounds, shall be precluded.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 14, 2019 at 8:30 a.m., be vacated; or, a hearing has not yet been scheduled before the Board the Board of Assessment Appeals ___ (check if appropriate).

DATED this 1 day of ^{May}~~April~~, 2019.



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