

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 78700
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 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$4,000,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

DATED this 29th day of October 2020.

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

Debra A. Baumbach

Martha Hernandez Sanchez

Martha Hernandez Sanchez



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: NAZCA LAND HOLDINGS LLC,	<hr/> ▲ COURT USE ONLY ▲ <hr/> Docket Number: 78700 Multiple County Account Numbers: R0092138, R0092139 (As set forth in Attachment A)
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 5 th Floor, Suite C5000B Brighton, Colorado 80601 Telephone: 720-523-6116 Fax: 720-523-6114	
STIPULATION (As to Tax Year 2019 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2019 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 2019.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2019 actual values of the subject properties, as shown on the attachment to this stipulation.

ATTACHMENT A

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: \$79,800
Improvements: \$ 0
Total: \$79,800

Account Number: R0092139

Original Value:
Land: \$ 182,952
Improvements: \$5,001,048
Total: \$5,184,000

Value after BOE Appeal:
Land: \$ 182,952
Improvements: \$5,001,048
Total: \$5,184,000

Stipulated Value:
Land: \$ 182,952
Improvements: \$3,737,248
Total: \$3,920,200

TOTAL NEW VALUE OF ACCOUNTS = \$4,000,000

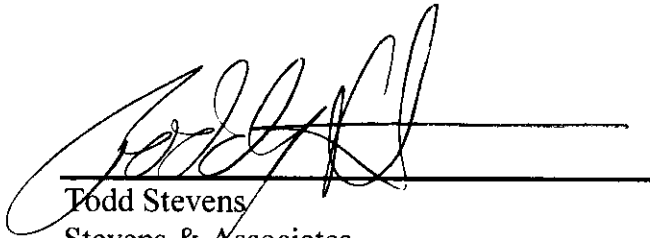
Total 2019 Proposed Value: \$4,000,000

5. Both parties stipulate and agree that the valuations as established on the attachment to this stipulation are binding with respect to tax year 2019 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

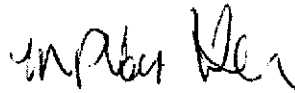
6. Brief narrative as to why the reductions were made: A closer look at the market sales and the estimated time trend indicates that the property was previously overvalued.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 25th 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 7th day of October, 2020.



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