

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 78733
Petitioner: KUSHNIROFF INVESTMENTS 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.: R0137096+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: \$2,998,413
(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 17th day of November 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	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: 78733 Multiple County Account Numbers: R0137096 R0137097 (As set forth in Attachment A)
Petitioner: KUSHNIROFF INVESTMENTS LLC, 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 Commercial 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.

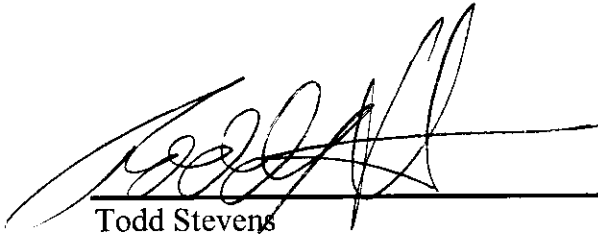
Total 2019 Proposed Value: \$2,998,413

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.

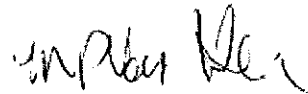
6. Brief narrative as to why the reductions were made: Final value based on income approach to value. Correction in the land SF resulting in allocation change. Along with correction to the residential commercial split.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 10th 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 17 day of November, 2020.



Todd Stevens
Stevens & Associates
10303 E Dry Creek Road
Suite 240
Englewood, CO 80112
robynd@StevensandAssoc.com



Meredith P. Van Horn, #42487
Assistant Adams County Attorney
4430 S. Adams County Parkway
Suite C5000B
Brighton, Colorado 80601
Telephone: 720-523-6116
mvanhorn@adcogov.org

Docket Number: 78733

ATTACHMENT A

2019 Tax Year

R0137096:

95.9% Commercial

Land: \$1,248,411
Improvement: \$188,270
Total: \$1,436,681

4.1 % Residential

Land: \$53,017
Improvement: \$34,989
Total: \$88,006

R0137096 Total:

Commercial: \$1,436,681
Residential: \$88,006 ✓
Final Total: \$1,524,687

R0137097:

100 % Commercial

Land: \$1,305,524
Improvement: \$168,202
Total: \$1,473,726

0% Residential

Land: \$0
Improvement: \$0
Total: \$0

R0137097 Total:

Commercial: \$1,473,726
Residential: \$0
Final Total: \$1,473,726 ✓

Combined:

97% Commercial

Land: \$2,553,935
Improvement: \$356,472
Total: \$2,910,407

3% Residential

Land: \$53,017
Improvement: \$34,989
Total: \$88,006

Combined Total:

Commercial: \$2,910,407
Residential: \$88,006 ✓
Final Total: \$2,998,413 ✓