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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 79536 |
| Petitioner: ALPINE LUMBER COMPANY v. Respondent: ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS | |
| 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.: R0164286
Category: Abatement Appeal Property Type: Commercial

2. Petitioner is protesting the 17-18 actual value of the subject property.

3. The parties agreed that the 17-18 actual value of the subject property should be reduced to:

Total Value: \$5,000,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 17-18 actual value of the subject property, as set forth above.

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

DATED this 27th day of January 2021.

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



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|---|-------------------------------------|
| BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, Colorado 80203 | |
| Petitioner: ALPINE LUMBER COMPANY | ▲ COURT USE ONLY ▲ |
| Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS | Docket Number: 79536 |
| Attorneys for Respondent: Adams County Attorney's Office Meredith P. Van Horn, #42487 Christopher McMichael, #54062 Assistant Adams County Attorney 4430 S. Adams County Parkway 5 th Floor, Suite C5000B Brighton, Colorado 80601 Telephone: 720-523-6116 Fax: 720-523-6114 | County Schedule Number: R0164286 |
| STIPULATION (As to Abatement/Refund for Tax Year 2017-2018) | |

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2017-2018 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 property subject to this Stipulation is located at as:
2950 Walden Street, Aurora, 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 2017-2018:

| | |
|--------------|---------------------|
| Land | \$ 1,266,133 |
| Improvements | <u>\$ 4,520,550</u> |
| Total | \$ 5,786,683 |

4. After a timely appeal to the Board of Commissioners, the Board of Commissioners valued the subject property as follows:

| | |
|--------------|---------------------|
| Land | \$ 1,266,133 |
| Improvements | <u>\$ 4,520,550</u> |
| Total | \$ 5,786,683 |

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax year 2017-2018 actual value for the subject property:

| | |
|--------------|---------------------|
| Land | \$ 1,266,133 |
| Improvements | <u>\$ 3,733,867</u> |
| Total | \$ 5,000,000 |

6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year 2017-2018 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

7. Brief narrative as to why the reduction was made: The income approach was reconsidered and the reduction is based on this.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 2nd, 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 26 day of January, 2021.



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/s/ Christopher McMichael

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