

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 79538
Petitioner: 2090 EAST 104TH AVENUE LLC 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.: R0040581
Category: Abatement Appeal Property Type: Commercial

2. Petitioner is protesting the 17-19 actual value of the subject property.

3. The parties agreed that the 17-19 actual value of the subject property should be reduced to:

Total Value: \$2,390,845
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 17-19 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



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: 2090 EAST 104 TH AVENUE LLC	
Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS	▲ COURT USE ONLY ▲
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	Docket Number: 79538 County Schedule Number: R0040581
STIPULATION (As to Abatement/Refund for Tax Year 2017-2018)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 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:
2090 E. 104th Avenue, Thornton, 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 years 2017-2018:

Land	\$ 378,710
Improvements	<u>\$ 737,635</u>
Total	\$1,116,345

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

Land	\$ 378,710
Improvements	<u>\$ 737,635</u>
Total	\$1,116,345

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

Land	\$ 378,710
Improvements	<u>\$ 737,635</u>
Total	\$1,116,345

6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax years 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: There has been no change to the value of this property for the tax years 2017-2018; tax year 2019 will be addressed in a separate Stipulation.

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 X (check if appropriate).

DATED this 26 day of January, 2021.



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/s/ Christopher McMichael

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Docket Number: 79538

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STIPULATION (As to Abatement/Refund for Tax Year 2019)	

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 property subject to this Stipulation is located at as:
2090 E. 104th Avenue, Thornton, 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 2019:

Land	\$ 535,063
Improvements	<u>\$ 943,357</u>
Total	\$1,478,420

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

Land	\$ 535,063
Improvements	<u>\$ 943,357</u>
Total	\$1,478,420

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax year 2019 actual value for the subject property:

Land	\$ 535,063
Improvements	<u>\$ 739,437</u>
Total	\$1,274,500

6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year 2019 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

7. Brief narrative as to why the reduction was made: Base year acquisition on the property. Recommend value adjusted to the sale price of \$1,274,500. C class office built in 1978 consisting of 20,673 SF or \$61.65 PSF. Taxpayer/agent was offered a settlement at the CBOE/BOCC and rejected the offer. The company has now decided to accept the stipulated Tax Years 2019 and 2020; tax years 2017-2018 will be addressed in a separate Stipulation.

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 22 day of January, 2021.



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