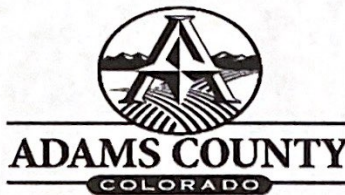


Ken Musso  
Assessor



Assessor's Office  
4430 South Adams County Parkway  
2nd Floor, Suite C2100  
Brighton, CO 80601-8201  
Phone 720-523-6038  
Fax 720-523-6037  
www.adcogov.org

**ASSESSOR LEVEL**

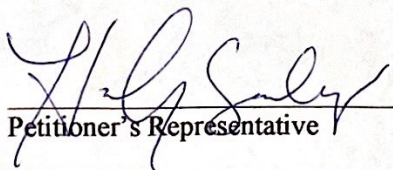
**STIPULATION (As to Tax Year(s))** 2019 **Actual Value(s))**

1. The property subject to this Stipulation is:  
Schedule No. (S): Parcel NO.(S) 01569-03-3-12-001
2. The subject property is classified as a Residential property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019 :

Land	\$91,000
Improvements	\$381,018
Total	\$472,018
4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2019 :

Land	\$91,000
Improvements	\$294,000
Total	\$385,000
5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2019.

DATED this: July 8, 2020

  
\_\_\_\_\_  
Petitioner's Representative  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Whitney  
Nickelson**  
\_\_\_\_\_  
Assessor Representative  
Adams County Assessor's Office

Digitally signed by Whitney Nickelson  
DN: cn=Whitney Nickelson, o, ou,  
email=wnickelson@adcogov.org, c=US  
Date: 2020.07.08 15:26:12 -0800

<b>ASSESSOR'S RECOMMENDATION</b> <b>BOARD OF COUNTY COMMISSIONERS</b>
--

Account No : R0139133      Parcel No : 01569-03-3-12-011  
 Petition Year : 2019 AND 2020      Date Filed : June 17, 2020

Owner Entity : HANNAH AND KANE SEELEY

Owner Address : 4280 PIONEER PLACE

Owner City : BRIGHTON

State : CO

Property Location : 4280 PIONEER PLACE, BRIGHTON

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT		
		Actual Value	Assessed Value	Actual Value	Assessed Value			
REAL		L:		L: \$91,000	\$6,510	A. Ratio	7.15%	
		I:		I: \$381,018	\$27,240	Mill Levy	173.206	
TOTALS :			\$385,000	\$27,530	\$472,018	\$33,750	Original Tax	\$5,846

**Petitioner's Statement :**

Home is not worth appraised value. No basement.

**Assessor's Report**

**Situation :**

**Action :**

**Recommendation :**

Upon further review, a reduction in value appears warranted. Home was purchased for 385,000 on 3/29/2019.

**ASSESSOR'S RECOMMENDED ADJUSTMENT**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund
REAL		L: \$91,000	\$6,510	L: \$91,000	\$6,510	\$1,077.34
		I: \$381,018	\$27,240	I: \$294,000	\$21,020	Revised Tax
TOTALS :		\$472,018	\$33,750	\$385,000	\$27,530	\$4,768.36

Tax Exempt Portion  
0%

Whitney Nickelson  
Appraiser

July 9, 2020  
Date

# PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received \_\_\_\_\_  
(Use Assessor's or Commissioners' Date Stamp)

**Section I: Petitioner, please complete Section I only.**

Date: 06 14 2020  
Month Day Year

Petitioner's Name: Kane ? Hannah Seeley

Petitioner's Mailing Address: 4280 Pioneer Pl. #

Brighton  
City or Town

CO  
State

80601  
Zip Code

**SCHEDULE OR PARCEL NUMBER(S)**

0156903312001

R0139133

**PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY**

Residence - 4280 Pioneer Pl.

Brighton, CO 80601

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) 2019 and 2020 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.)

Petitioner's estimate of value: \$ 385,000 (2019) and \$ 405,000 (2020)  
Value Year Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

Hannah Seeley  
Petitioner's Signature

Daytime Phone Number (636) 852 5232

Email hcseeley@gmail.com

By \_\_\_\_\_  
Agent's Signature\*

Daytime Phone Number ( ) \_\_\_\_\_

Email \_\_\_\_\_

\*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

**Section II:**

**Assessor's Recommendation**  
(For Assessor's Use Only)

	Tax Year _____			Tax Year _____		
	Actual	Assessed	Tax	Actual	Assessed	Tax
Original	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____

☐ Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

Tax year: \_\_\_\_\_ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☐ Assessor recommends denial for the following reason(s):

\_\_\_\_\_  
Assessor's or Deputy Assessor's Signature

**FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY**  
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

**Section III:**

**Written Mutual Agreement of Assessor and Petitioner**  
(Only for abatements up to \$10,000)

The Commissioners of \_\_\_\_\_ County authorize the Assessor by Resolution No. \_\_\_\_\_ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____			Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

\_\_\_\_\_  
Petitioner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Assessor's or Deputy Assessor's Signature

\_\_\_\_\_  
Date

**Section IV:**

**Decision of the County Commissioners**  
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of \_\_\_\_\_ County, State of Colorado, at a duly and lawfully called regular meeting held on \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_, at which meeting there were present the following members:

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor \_\_\_\_\_ (being present-not present) and

Petitioner \_\_\_\_\_ (being present-not present), and WHEREAS, the said

Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED, that the Board (agrees-does not agree) with the recommendation of the Assessor and the petition be (approved-approved in part-denied) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund	Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____	_____	_____	_____

\_\_\_\_\_  
Chairperson of the Board of County Commissioners' Signature

I, \_\_\_\_\_ County Clerk and Ex-officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Month

Year

\_\_\_\_\_  
County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

**Section V:**

**Action of the Property Tax Administrator**  
(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this abatement petition, is hereby  
☐ Approved ☐ Approved in part \$ \_\_\_\_\_ ☐ Denied for the following reason(s): \_\_\_\_\_

\_\_\_\_\_  
Secretary's Signature

\_\_\_\_\_  
Property Tax Administrator's Signature

\_\_\_\_\_  
Date



ABATEMENT FOR TAX YEAR:

2017

BUSINESS NAME: Hook Fish Branding

ACCOUNT NUMBER: P0034733

PARCEL NUMBER:

	ACTUAL	ASSESSED	MILL	TAX
	VALUE	VALUE	LEVY	DOLLARS
ORIGINAL VALUE	\$96,846	\$28,090	108.565	\$3,049.59
REVISED VALUE	\$61,448	\$17,820	108.565	\$1,934.63
ABATED VALUE	\$35,398	\$10,270	108.565	\$1,114.96

Provide your reason for the Abatement/Added in the space below:

Being double assessed

ADDED ASSESSMENT FOR TAX YEAR:

BUSINESS NAME:

ACCOUNT NUMBER:

PARCEL NUMBER:

	ACTUAL	ASSESSED	MILL	TAX
	VALUE	VALUE	LEVY	DOLLARS
ORIGINAL VALUE		\$0		\$0.00
REVISED VALUE		\$0	0	\$0.00
ADDED VALUE	\$0	\$0	0	\$0.00

# PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received 07/17/2020  
(Use Assessor's or Commissioners' Date Stamp)

**Section I: Petitioner, please complete Section I only.**

Date: 07/17/2020  
Month Day Year

Petitioner's Name: Adams County Assessor

Petitioner's Mailing Address: 4430 S. Adams County Pkwy

Brighton CO 80601  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
	<u>2531 W 62ND CT #F</u>
	<u>P0034733</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2017 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

Petitioner's estimate of value: \$ 61448 ( 2017 )  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Sinda A. Frank  
Petitioner's Signature

Daytime Phone Number ( 720 ) 523-6736

Email LFrank@adcogov.org

By \_\_\_\_\_  
Agent's Signature\*

Daytime Phone Number ( \_\_\_\_\_ )

Email \_\_\_\_\_

\*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

**Section II:**

**Assessor's Recommendation**  
(For Assessor's Use Only)

	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

☐ Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☐ Assessor recommends denial for the following reason(s):

\_\_\_\_\_  
Assessor's or Deputy Assessor's Signature

**FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY**

(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

**Section III: Written Mutual Agreement of Assessor and Petitioner**

(Only for abatements up to \$10,000)

The Commissioners of \_\_\_\_\_ County authorize the Assessor by Resolution No. \_\_\_\_\_ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature \_\_\_\_\_

Date \_\_\_\_\_

Assessor's or Deputy Assessor's Signature \_\_\_\_\_

Date \_\_\_\_\_

**Section IV: Decision of the County Commissioners**

(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of \_\_\_\_\_ County, State of Colorado, at a duly and lawfully called regular meeting held on \_\_\_\_/\_\_\_\_/\_\_\_\_, at which meeting there were present the following members:

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor \_\_\_\_\_ (being present--not present) and

Petitioner \_\_\_\_\_ (being present--not present), and WHEREAS, the said

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (agrees--does not agree) with the recommendation of the Assessor, and that the petition be (approved--approved in part--denied) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

Chairperson of the Board of County Commissioners' Signature \_\_\_\_\_

I, \_\_\_\_\_ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Month Year

County Clerk's or Deputy County Clerk's Signature \_\_\_\_\_

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

**Section V: Action of the Property Tax Administrator**

(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby

☐ Approved ☐ Approved in part \$ \_\_\_\_\_ ☐ Denied for the following reason(s):

Secretary's Signature \_\_\_\_\_

Property Tax Administrator's Signature \_\_\_\_\_

Date \_\_\_\_\_

Ken Musso  
**RECEIVED**

MAY 19 2020



Assessor's Office  
4430 South Adams County Parkway  
2nd Floor, Suite C2100  
Brighton, CO 80601-8201  
Phone 720-523-6038  
Fax 720-523-6037  
www.adcogov.org

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

ASSESSOR LEVEL

STIPULATION (As to Tax Year(s)) 2019 Actual Value(s))

1. The property subject to this Stipulation is:  
Schedule No. (S): \_\_\_\_\_ Parcel NO.(S) 01569-28-0-00-001
2. The subject property is classified as a Residential property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019 :

Land	\$109,000
Improvements	\$532,127
Total	\$641,127
4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2019 :

Land	\$109,000
Improvements	\$364,045
Total	\$473,045
5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2019.

DATED this: May 5, 2020

Albert J. Rodriguez  
Petitioner's Representative

**Whitney  
Nickelson**

Assessor Representative  
Adams County Assessor's Office

Digitally signed by Whitney Nickelson  
DN: cn=Whitney Nickelson, o=adco,  
email=wnickelson@adcogov.org, c=US  
Date: 2020.05.05 14:10:51 -0600



**ASSESSOR'S RECOMMENDATION  
BOARD OF COUNTY COMMISSIONERS**

Account No : R0007009      Parcel No : 01569-28-0-00-001  
 Petition Year : 2019      Date Filed : March 26, 2020  
 Owner Entity : RODRIGUEZ, ALBERT  
 Owner Address : 18100 E 136TH AVE  
 Owner City : BRIGHTON      State : CO  
 Property Location :      SAME

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT			
		Actual Value	Assessed Value	Actual Value	Assessed Value				
REAL		L:		L:	\$109,000	\$7,790	A. Ratio	7.15%	
		I:		I:	\$532,127	\$38,050	Mill Levy	93.482	
TOTALS :			\$500,000		\$35,750				
					\$641,127	\$45,840	Original Tax	\$4,285	

**Petitioner's Statement :**

Two Story dwelling is no longer habitable.

**Assessor's Report**

**Situation :**

**Action :**

Improvement should be at zero value.

**Recommendation :**

Upon further review, a reduction in value appears warranted.

**ASSESSOR'S RECOMMENDED ADJUSTMENT**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT		
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund		
REAL		L:	\$109,000	\$7,790	L:	\$109,000	\$7,790	\$1,123.65
		I:	\$532,127	\$38,050	I:	\$364,045	\$26,030	Revised Tax
TOTALS :			\$641,127	\$45,840		\$473,045	\$33,820	\$3,161.56

**Tax Exempt Portion**  
0%

Whitney Nickelson      July 29, 2020  
 Appraiser      Date

# PETITION FOR ABATEMENT OR REFUND OF TAX

County: Adams

Date Received: MAR 06 2020

(Use Assessor's or County Assessor's Office)

Section I: Petitioner, please complete Section I only.

Date: 3 6 2020  
Month Day Year

Petitioner's Name: Albert J Rodriguez

Petitioner's Mailing Address: 18100 East 136th Ave

Brighton  
City or Town

CO  
State

80603  
Zip Code

#117470

SCHEDULE OR PARCEL NUMBER(S)

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

R0007009

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

Second dwelling no longer livable

Petitioner's estimate of value:

\$ 500<sup>00</sup> 2019  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Albert J Rodriguez  
Petitioner's Signature

Daytime Phone Number (303) 659-5141

Email barrlaker2outlook.com

By

Agent's Signature

Daytime Phone Number ( )

Email

\*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114(5)(1), C.R.S.

## Section II:

## Assessor's Recommendation

(For Assessor's Use Only)

	Tax Year <u>2019</u>		
	Actual	Assessed	Tax
Original			
Corrected			
Abate/Refund			

☐ Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOO.)

☐ Assessor recommends denial for the following reason(s):

Assessor's or Deputy Assessor's Signature

# FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of the section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition. § 39-1-113(1.7), C.R.S. (Section III or Section IV must be completed)

## Section III: Written Mutual Agreement of Assessor and Petitioner

(Only for abatements up to \$10,000)

The Commissioners of \_\_\_\_\_ County authorize the Assessor by Resolution No. \_\_\_\_\_ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

Tax Year \_\_\_\_\_

Actual Assessed Tax

Original \_\_\_\_\_

Corrected \_\_\_\_\_

Abate/Refund \_\_\_\_\_

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature \_\_\_\_\_ Date \_\_\_\_\_

Assessor's or Deputy Assessor's Signature \_\_\_\_\_ Date \_\_\_\_\_

## Section IV: Decision of the County Commissioners

(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of \_\_\_\_\_ County, State of Colorado, at a duly and lawfully called regular meeting held on \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ at which meeting there were present the following members:

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor \_\_\_\_\_ (being present--not present) and \_\_\_\_\_ (being present--not present), the said

Petitioner \_\_\_\_\_ Name \_\_\_\_\_

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (agrees--does not agree) with the recommendation of the Assessor,

and that the petition be (approved--approved in part--denied) with an abatement/refund as follows:

Year \_\_\_\_\_ Assessed Value \_\_\_\_\_ Taxes Abate/Refund \_\_\_\_\_

Chairperson of the Board of County Commissioners' Signature \_\_\_\_\_

I, \_\_\_\_\_ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County \_\_\_\_\_

\_\_\_\_\_ day of \_\_\_\_\_ Month \_\_\_\_\_ Year

County Clerk's or Deputy County Clerk's Signature \_\_\_\_\_

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review

## Section V: Action of the Property Tax Administrator

(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby \_\_\_\_\_ Approved ☐ Approved in part \$ \_\_\_\_\_ Denied for the following reason(s): \_\_\_\_\_

Secretary's Signature \_\_\_\_\_

Property Tax Administrator's Signature \_\_\_\_\_

Date \_\_\_\_\_

15-CPT-AR No. 920-66/15

Ken Musso

Assessor



Assessor's Office  
4430 South Adams County Parkway  
2nd Floor, Suite C2100  
Brighton, CO 80601-8201  
Phone 720-523-6038  
Fax 720-523-6037  
www.adcogov.org

Board of County Commissioners  
STIPULATION (As to Tax Year(s) 2019 Actual Value)

1. The property subject to this Stipulation is PARCEL NO. (S): 0156523201008  
Schedule No. (S): R0162582
2. The subject property is classified as Vacant Land property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019:

Land	\$ 129,600
Improvements	\$0
Total	\$ 129,600
4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2019:

Land	\$ 90,000
Improvements	\$ 0
Total	\$ 90,000
5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2019.

DATED this: August 4, 2020

LUAN HEN  
H2 (FC) M

Petitioner's Representative

Skye Phillips

Assessor's Representative



**ASSESSOR'S RECOMMENDATION  
BOARD OF COUNTY COMMISSIONERS**

Account No : R0162582  
 Petition Year : 2019  
 Owner Entity : Walter J and Peggy E Griffin  
 Owner Address : PO Box 726  
 Owner City : Lyons

Parcel No : 0156523201008  
 Date Filed : July 16, 2020

State : CO  
 Property Location : 14100 Indianfield Court, Hudson, CO 80642

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL		L: \$95,000		L: \$129,600	\$37,580	A. Ratio 29.00%	
		I:		I:	\$0	Mill Levy 114.623	
TOTALS :		\$0	\$0	\$129,600	\$37,580	Original Tax	\$4,308

**Tax Exempt Portion**  
 0%

**Petitioner's Statement :**

We believe the taxes levied are an overvaluation of the property.

**Assessor's Report**

**Situation :**

The larger lot in Eastern Adams County was calculated by the model incorrectly.

**Action :**

The assessed value was reviewed and adjusted.

**Recommendation :**

Upon further review, a reduction in value appears warranted.

**ASSESSOR'S RECOMMENDED ADJUSTMENT**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund
REAL		L: \$129,600	\$37,580	L: \$90,000	\$26,100	\$1,315.87
		I: \$0	\$0	I: \$0	\$0	Revised Tax
TOTALS :		\$129,600	\$37,580	\$90,000	\$26,100	\$2,991.66

Skye Phillips

Appraiser

August 4, 2020

Date

Certified Residential Appraiser

# PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received \_\_\_\_\_

(Use Assessor's or Commissioners' Date Stamp)

## Section I: Petitioner, please complete Section I only.

Date: 07 / 12 / 2020  
Month Day Year

JUL 16 2020

Petitioner's Name: WALTER J. & PEGGY E. GRIFF

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

Petitioner's Mailing Address: P.O. Box 726

Lyons  
City or Town

CO  
State

80540  
Zip Code

SCHEDULE OR PARCEL NUMBER(S) PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

0156523201008 14100 Indianfield Ct.

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

We believe the taxes levied are an overvaluation of the property.

Petitioner's estimate of value:

\$95,000 (2019)  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Walter J. Griff.  
Petitioner's Signature

Daytime Phone Number (303) 823-5335

PEGGY E. Griffin

Email stone.mtn.momma@aol.com

By \_\_\_\_\_  
Agent's Signature

Daytime Phone Number ( )

Email \_\_\_\_\_

\*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

## Section II:

## Assessor's Recommendation

(For Assessor's Use Only)

Tax Year \_\_\_\_\_

Actual

Assessed

Tax

Original \_\_\_\_\_

Corrected \_\_\_\_\_

Abate/Refund \_\_\_\_\_

☐ Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☐ Assessor recommends denial for the following reason(s):

\_\_\_\_\_  
Assessor's or Deputy Assessor's Signature

**FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY**

(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

**Section III: Written Mutual Agreement of Assessor and Petitioner**  
 (Only for abatements up to \$10,000)

The Commissioners of \_\_\_\_\_ County authorize the Assessor by Resolution No. \_\_\_\_\_ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Assessor's or Deputy Assessor's Signature \_\_\_\_\_ Date \_\_\_\_\_

**Section IV: Decision of the County Commissioners**  
 (Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of \_\_\_\_\_ County, State of Colorado, at a duly and lawfully called regular meeting held on \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_, at which meeting there were present the following members:

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor \_\_\_\_\_ (being present--not present) and

Petitioner \_\_\_\_\_ (being present--not present), and WHEREAS, the said

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (~~agrees--does not agree~~) with the recommendation of the Assessor, and that the petition be (~~approved--approved in part--denied~~) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
------	----------------	--------------------

Chairperson of the Board of County Commissioners' Signature \_\_\_\_\_

I, \_\_\_\_\_ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
 Month Year

County Clerk's or Deputy County Clerk's Signature \_\_\_\_\_

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

**Section V: Action of the Property Tax Administrator**  
 (For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby

☐ Approved ☐ Approved in part \$ \_\_\_\_\_ ☐ Denied for the following reason(s): \_\_\_\_\_

Secretary's Signature \_\_\_\_\_ Property Tax Administrator's Signature \_\_\_\_\_ Date \_\_\_\_\_

**Ken Musso**  
Assessor



**Assessor's Office**  
4430 South Adams County Parkway  
2nd Floor, Suite C2100  
Brighton, CO 80601-8201  
Phone 720-523-6038  
Fax 720-523-6037  
www.adcogov.org

**ABATEMENT**

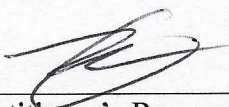
**STIPULATION (As to Tax Year(s) 2019 Actual Value(s))**

1. The property subject to this Stipulation is:  
Schedule No. (S): R0055160 Parcel NO.(S) 0171925206003
2. The subject property is classified as a Residential property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019 :

Land	\$78,000
Improvements	\$384,063
Total	\$462,063
4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2019 :

Land	\$78,000
Improvements	\$186,272
Total	\$264,272
5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2019.

DATED this: August 3, 2020

  
\_\_\_\_\_  
Petitioner's Representative  
Carlos Arreola  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

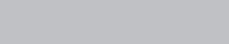
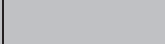

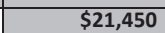
**Pierre  
Lescano**  
\_\_\_\_\_  
Assessor Representative  
Adams County Assessor's Office

Digitally signed by Pierre Lescano  
DN: cn=Pierre Lescano, o=Adams  
County, ou=Adams County Assessor's  
Office, email=plescano@adcogov.org,  
c=US  
Date: 2020.08.03 14:45:08 -06'00'



**ASSESSOR'S RECOMMENDATION  
BOARD OF COUNTY COMMISSIONERS**

Account No : R0055160      Parcel No : 01719-25-2-06-003  
 Petition Year : 2019      Date Filed : March 26, 2020  
 Owner Entity : Carlos Arreola  
 Owner Address : 8571 Hope Ct  
 Owner City : Denver      State : CO  
 Property Location : 8570 McDougal St

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL	100	L: 		L: \$78,000	\$5,580	A. Ratio	7.15%
		I: 		I: \$384,063	\$27,460	Mill Levy	100.745
TOTALS :		\$300,000	\$21,450	\$462,063	\$33,040	Original Tax	\$3,329

**Petitioner's Statement :**

The property is new construction and is not finished.

**Assessor's Report**

**Situation :**

Applicant informed us that the property was not finished. I scheduled a field check to go see it. The property was not finished and the applicant submitted inspection reports that corroborated his statement.

**Action :**

I ran comps taking into account that the property was unfinished and that supported a reduction.

**Recommendation :**

Upon further review, a reduction in value appears warranted.

**ASSESSOR'S RECOMMENDED ADJUSTMENT**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL	100	L: \$78,000	\$5,580	L: \$78,000	\$5,580	Tax Refund	\$1,424.53
		I: \$384,063	\$27,460	I: \$186,272	\$13,320	Revised Tax	
TOTALS :		\$462,063	\$33,040	\$264,272	\$18,900		\$1,904.08

**Pierre Lescano**

Digitally signed by Pierre Lescano  
 DN: cn=Pierre Lescano, o=Adams County, ou=Adams County  
 Assessor's Office, email=pllescane@adcogov.org, c=US  
 Date: 2020.08.04 09:52:25 -06'00'

August 4, 2020

Appraiser

Date

Ad Valorem Appraiser

**RECEIVED****PETITION FOR ABATEMENT OR REFUND OF TAXES**County: AdamsDate Received MAR 12 2020  
(Use Assessor's or Commissioners' Date Stamp)**Section I: Petitioner, please complete Section I only.**Date: 03 03 2020  
Month Day Year**OFFICE OF THE  
ADAMS COUNTY ASSESSOR**Petitioner's Name: Carlos Arreola

# 117472

Petitioner's Mailing Address: 8571 Hope Ct  
Denver CO, 80229  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)

0171925206003

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

8570 McDougal St Denver, CO 80229R0055160

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

Petitioner's estimate of value:

\$ 300,000 2019  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

  
 \_\_\_\_\_  
 Petitioner's Signature
Daytime Phone Number (720) 940-9882

Email \_\_\_\_\_

By \_\_\_\_\_  
Agent's Signature\*

Daytime Phone Number ( ) \_\_\_\_\_

Email \_\_\_\_\_

\*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-115, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

**Section II:****Assessor's Recommendation**

(For Assessor's Use Only)

	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

☐ Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)☐ Assessor recommends denial for the following reason(s): \_\_\_\_\_\_\_\_\_\_  
Assessor's or Deputy Assessor's Signature

**FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY**

(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

**Section III: Written Mutual Agreement of Assessor and Petitioner**

(Only for abatements up to \$10,000)

The Commissioners of \_\_\_\_\_ County authorize the Assessor by Resolution No. \_\_\_\_\_ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature \_\_\_\_\_ Date \_\_\_\_\_

Assessor's or Deputy Assessor's Signature \_\_\_\_\_ Date \_\_\_\_\_

**Section IV: Decision of the County Commissioners**

(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of \_\_\_\_\_ County, State of Colorado, at a duly and lawfully called regular meeting held on \_\_\_\_/\_\_\_\_/\_\_\_\_, at which meeting there were present the following members:

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor \_\_\_\_\_ (being present-not present) and

Petitioner \_\_\_\_\_ (being present-not present), and WHEREAS, the said

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (agrees--does not agree) with the recommendation of the Assessor, and that the petition be (approved--approved in part--denied) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
------	----------------	--------------------

Chairperson of the Board of County Commissioners' Signature \_\_\_\_\_

I, \_\_\_\_\_ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Month Year

County Clerk's or Deputy County Clerk's Signature \_\_\_\_\_

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

**Section V: Action of the Property Tax Administrator**

(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby

☐ Approved ☐ Approved in part \$ \_\_\_\_\_ ☐ Denied for the following reason(s):

Secretary's Signature \_\_\_\_\_ Property Tax Administrator's Signature \_\_\_\_\_ Date \_\_\_\_\_

[Home](#)[Search](#)[New](#)[Schedule](#)[Submittal Instructions](#)[Announcements](#) [Logged in as: Carlos Arreola](#) [Collections \(0\)](#) [Account Management](#) [Logout](#)

Record BDP17-3585:

Building Permit - Plan Review Required

Record Status: Permit Issued

[Add to collection](#)[Record Info](#)[Payments](#)[Custom Component](#)

### Work Location

8570 McDOUGAL

### Record Details

#### Applicant:

Reina Fernandez  
8571 Hope Ct  
Denver, CO 80229  
Primary Phone: 720-982-9923  
Secondary Phone: 720-982-9923  
in\_outremodeling@gmail.com

#### Owner:

ARREOLA CARLOS  
8571 HOPE CT  
DENVER CO 802295155

#### More Details

[Print/View Permit Card](#)[Permit Summary / Inspection Results](#)

#### Project Description:

Single Family Dwelling  
Single Family Dwelling

**RECEIVED**

MAR 12 2020

**OFFICE OF THE  
ADAMS COUNTY ASSESSOR**

I am requesting an abatement for my property because it is a new construction and it is not completely finished. The property is about 70% complete and we are working on getting the final two inspections. The papers attached show the inspections that were completed in 2018 and throughout 2019. You can contact us ~~us~~ <sup>for</sup> additional information to Carlos or Reina (720)982-9923



[Home](#)[Search](#)[New](#)[Schedule](#)[Submittal Instructions](#)[Announcements](#)[Logged in as: Carlos Arreola](#)[Collections \(0\)](#)[Account Management](#)[Logout](#)**Record BDP17-3585:****Building Permit - Plan Review Required****Record Status: Permit Issued**[Add to collection](#)[Record Info](#)[Payments](#)[Custom Component](#)

## Inspections

### Upcoming

[Schedule or Request an Inspection](#)*You have not added any inspections.**Click the link above to schedule or request one.*

### Completed (13)

*Cancelled - 5 | Failed - 3 | Passed - 5***Cancelled 245 Final Electrical Inspection (156929)**

Cancelled by: IVR\_USER on 08/26/2019 at 11:09 AM

[View Details](#)**Cancelled 245 Final Electrical Inspection (158684)**

Cancelled by: Kevin Mills on 09/19/2019 at 10:47 AM

[View Details](#)**Passed 165 Electrical Rough (158919)**

Result by: Greg Wroblewski on 09/24/2019 at 11:05 AM

[View Details](#)[< Prev](#) [1](#) [2](#) [3](#) [Next >](#)

[Home](#)[Search](#)[New](#)[Schedule](#)[Submittal Instructions](#)[Announcements](#)[Logged in as: Carlos Amola](#)[Collections \(0\)](#)[Account Management](#)[Logout](#)**Record BDP17-3585:**[Add to collection](#)**Building Permit - Plan Review Required****Record Status: Permit Issued**[Record Info](#)[Payments](#)[Custom Component](#)

## Inspections

### Upcoming

[Schedule or Request an Inspection](#)*You have not added any inspections.**Click the link above to schedule or request one.*

### Completed (13)

*Cancelled - 3, Failed - 3, Passed - 7***Failed 160 All Roughs/Gas (133081)**[View Details](#)

Result by: Chris Bertrand on 08/28/2018 at 01:26 PM

**Passed 160 All Roughs/Gas (133386)**[View Details](#)

Result by: Chris Bertrand on 08/30/2018 at 03:30 PM

**Passed 205 Insulation (135317)**[View Details](#)

Result by: Raul Treto on 09/28/2018 at 12:07 PM

**Passed 210 Drywall (146397)**[View Details](#)

Result by: Donnie Featherman on 03/27/2019 at 02:30 PM

**Cancelled 245 Final Electrical Inspection (156652)**[View Details](#)

Cancelled by: Erin McMorris on 08/21/2019 at 11:32 AM

[Previous](#) [1](#) [2](#) [3](#) [Next](#)

Floor & Decor  
7350 N 52nd Ave  
Arvada, CO 80002  
(303) 420-1000

Date 07/03/2019 Time 12:52 PM

Introduction Number 1011704586672942  
Store 117 Register 4  
Associate 40366 Abbie

~~SALE~~

Retail  
CER 3X12 SLATE GRAY 1  
100565993 132 @ 0.05 85.80  
GLA WINTER CLOUD LEAF 1  
100248301 8 @ 14.99 119.92  
WOOD FLOORING SAMPLE 1  
949100000 1 @ 5.00 5.00

Retail Subtotal 210.72  
Sales tax 16.77  
Retail Total 227.49

Orders  
Storage Buy Order SB011704586670025

Amount 3,770.44

Orders Total 3,770.44

Grand Total 3,997.93

Invoice Number: 12E680870101

Entry: Chip  
File: Issue  
AID: 40000000031010  
TVR: 6080000000  
IAD: 06010A03A00000  
ISI: 6800  
ARC: 00

Customer Carlos Arreola  
Customer ID 800017018  
Resume from Quoted Trans  
7011700012522

Low Prices, Every Day



\*X1011704586672942\*

Floor & Decor Return Policy  
F&D reserves the right to limit or deny  
returns. Used or damaged items, even if  
to be defective, can be exchanged  
90 days of purchase. Please see <https://www.flooranddecor.com/return-policy>

**Ken Musso**  
Assessor



**Assessor's Office**  
4430 South Adams County Parkway  
2nd Floor, Suite C2100  
Brighton, CO 80601-8201  
Phone 720-523-6038  
Fax 720-523-6037  
www.adcogov.org

## COUNTY BOARD OF EQUALIZATION

### STIPULATION (As to Tax Year(s) 2019-2020 Actual Value(s))

1. The property subject to this Stipulation is:  
Schedule No. (S): R0188047 Parcel N0.(S) 1573-12-2-04-031
2. The subject property is classified as a Residential property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019-2020:

Land	\$100,000
Improvements	\$434,738
Total	\$534,738
4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2019-2020:

Land	\$100,000
Improvements	\$296,100
Total	\$396,100
5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2019-2020.

DATED this: August 6, 2020

**Andy Biaggi**

Digitally signed by Andy Biaggi  
Date: 2020.08.07 09:31:52  
-06'00'

Petitioner's Representative

Andrew and Krista Biaggi

15072 Fillmore Way

Thornton Co 80602

**Jeff Maldonado**

Digitally signed by Jeff Maldonado  
DN: cn=Jeff Maldonado, o, ou,  
email=jemaldonado@adcogov.org,  
c=US  
Date: 2020.08.06 15:20:47 -06'00'

Assessor Representative

Adams County Assessor's Office

**ASSESSOR'S RECOMMENDATION  
BOARD OF COUNTY COMMISSIONERS**

Account No : R0188047      Parcel No : 1573-12-2-04-031  
 Petition Year : 2019      Date Filed : June 5, 2020  
 Owner Entity : Andrew and Krista Biaggi  
 Owner Address : 15072 Fillmore Way  
 Owner City : Thornton      State : Co  
 Property Location : CUNDALL FARMS SUBD NO 1 AMND NO 3 BLK 13 LOT 14-A

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT		
		Actual Value	Assessed Value	Actual Value	Assessed Value			
REAL		L:	\$100,000		L:	\$100,000	A. Ratio	7.15%
		I:	\$296,100		I:	\$434,738	Mill Levy	179.982
TOTALS :			\$0		\$534,738	\$38,230	Original Tax	\$6,881

**Tax Exempt Portion**  
0%

**Petitioner's Statement :**

Significant increase in value. Questions whether it's a clerical or overvaluation error

**Assessor's Report**

**Situation :**

Subject sale during base period - New construction

**Action :**

Value adjusted to May 2018 new build purchase price

**Recommendation :**

Upon further review, a reduction in value appears warranted.

**ASSESSOR'S RECOMMENDED ADJUSTMENT**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT			
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund			
REAL		L:	\$100,000	\$7,150	L:	\$100,000	\$7,150	\$1,783.62	
		I:	\$434,738	\$31,080	I:	\$296,100	\$21,170		
TOTALS :			\$534,738	\$38,230		\$396,100	\$28,320	Revised Tax	\$5,097.09

Jeff Maldonado

Appraiser

August 10, 2020

Date

Ad Valorem Appraiser

# PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received \_\_\_\_\_  
(Use Assessor's or Commissioners' Date Stamp)

## Section I: Petitioner, please complete Section I only.

Date: June 5, 2020  
Month Day Year

Petitioner's Name: Andrew Biaggi

Petitioner's Mailing Address: 15072 Fillmore Way, Thornton, CO 80602

City or Town	State	Zip Code
<b>SCHEDULE OR PARCEL NUMBER(S)</b> <u>0157312204031</u>	<b>PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY</b> <u>15947 Clayton St. Thornton CO 80602</u>	

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

The total property value is significantly higher than 2019 value of \$396,100. The assessor has the total property value at \$534,738.00. This appears to be a clerical or overvaluation error.

Petitioner's estimate of value: \$ 396,100.00 (2018)  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

A. Biaggi  
Petitioner's Signature

Daytime Phone Number (720) 326-5922  
Email biaggi255@yahoo.com

By \_\_\_\_\_  
Agent's Signature\*

Daytime Phone Number (\_\_\_\_\_) \_\_\_\_\_  
Email \_\_\_\_\_

\*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: Assessor's Recommendation (For Assessor's Use Only)			
	Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	=====	=====	=====
<input type="checkbox"/> Assessor recommends approval as outlined above.			
If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.			
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)			
<input type="checkbox"/> Assessor recommends denial for the following reason(s):			
_____ Assessor's or Deputy Assessor's Signature			

**FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY**(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

**Section III: Written Mutual Agreement of Assessor and Petitioner**

(Only for abatements up to \$10,000)

The Commissioners of \_\_\_\_\_ County authorize the Assessor by Resolution No. \_\_\_\_\_ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	=====	=====	=====

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

\_\_\_\_\_  
Petitioner's Signature Date

\_\_\_\_\_  
Assessor's or Deputy Assessor's Signature Date

**Section IV: Decision of the County Commissioners**

(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of \_\_\_\_\_ County, State of Colorado, at a duly and lawfully called regular meeting held on \_\_\_\_/\_\_\_\_/\_\_\_\_, at which meeting there were present the following members:

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor \_\_\_\_\_ (*being present--not present*) and

Name

Petitioner \_\_\_\_\_ (*being present--not present*), and WHEREAS, the said

Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (*agrees--does not agree*) with the recommendation of the Assessor, and that the petition be (*approved--approved in part--denied*) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
------	----------------	--------------------

\_\_\_\_\_  
Chairperson of the Board of County Commissioners' Signature

I, \_\_\_\_\_ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
Month Year

\_\_\_\_\_  
County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

**Section V: Action of the Property Tax Administrator**

(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby

☐ Approved ☐ Approved in part \$ \_\_\_\_\_ ☐ Denied for the following reason(s):

\_\_\_\_\_  
Secretary's Signature Property Tax Administrator's Signature Date

Ken Musso  
Assessor



Assessor's Office  
4430 South Adams County Parkway  
2nd Floor, Suite C2100  
Brighton, CO 80601-8201  
Phone 720-523-6038  
Fax 720-523-6037  
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS



STIPULATION (As to Tax Year(s)) 2019 Actual Value(s))

1. The property subject to this Stipulation is:  
Schedule No. (S): R0064210 Parcel NO.(S) 0171931205028

2. The subject property is classified as a Commercial property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019:

Land	\$259,875
Improvements	\$251,850
Total	\$511,725

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2019:

Land	\$259,875
Improvements	\$185,125
Total	\$445,000

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2019.

DATED this: August 3, 2020

  
Petitioner's Representative

Dan George

1st Net Real Estate Services, Inc  
3333 South Wadsworth Blvd., D 1  
Lakewood, CO 80227

Deb Myer

Digitally signed by Deb Myer  
DN: cn=Deb Myer, o=Adams  
County, ou=Assessor's Office,  
email=dmyer@adcogov.org, c=US  
Date: 2020.08.02 08:24:09 -05'00'

Assessor Representative  
Adams County Assessor's Office



**ASSESSOR'S RECOMMENDATION  
BOARD OF COUNTY COMMISSIONERS**

Account No : R0064210      Parcel No : 0171931205028  
 Petition Year : 2019      Date Filed : March 3, 2020  
 Owner Entity : Westminster, LLC  
 Owner Address : PO Box 926  
 Owner City : Westcliffe      State : CO 81252  
 Property Location : 4850 W 80th Ave., Westminster, CO

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL	344	L: \$259,875	\$75,360	L: \$259,875	\$75,360	A. Ratio	29.00%
		I: \$160,125	\$46,440	I: \$251,850	\$73,040	Mill Levy	102.653
TOTALS :		\$420,000	\$121,800	\$511,725	\$148,400	Original Tax	\$15,233.71

**Petitioner's Statement :**

Enclosed petition for abatement for the tax year of 2019.

**Assessor's Report**

**Situation :**

Reviewed the taxpayer agent's submitted documents. Property consists of two 1977 office building, 1,485 SF each.

**Recommendation :**      **\$420,000**      2,970      SF      \$141.41

Upon further review, recommend valuation reduction based on a revised income approach to value.

**ASSESSOR'S RECOMMENDED ADJUSTMENT**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund	
REAL	1344	L:	\$259,875	\$75,360	L: \$259,875	\$75,360	\$1,986.34
		I:	\$251,850	\$73,040	I: \$185,125	\$53,690	
TOTALS :			\$511,725	\$148,400	\$445,000	\$129,050	\$13,247.37

*Deborah L. Myer*

Appraiser

August 11, 2020

Date

# PETITION FOR ABATEMENT OR REFUND OF TAXES

# 117444

County: ADAMS

Date Received \_\_\_\_\_  
(Use Assessor's or Commissioners' Date Stamp)

**Section I: Petitioner, please complete Section I only.**

Date: March 3 2020  
Month Day Year

RECEIVED

Petitioner's Name: WESTMINSTER LLC

MAR 09 2020

Petitioner's Mailing Address: C/O 1st Net Real Estate Services Inc.

LAKEWOOD  
City or Town

COLORADO  
State

80327  
Zip Code

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

SCHEDULE OR PARCEL NUMBER(S):  
R0084210

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY  
4850 W. 80TH AVE.

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.) The actual income of the subject and market sales in the area of the subject support the requested value. (See Attached)

Petitioner's estimate of value: \$ 420,000 ( 2019 )  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Petitioner's Signature \_\_\_\_\_

Daytime Phone Number ( See ) Authorization \_\_\_\_\_

Email \_\_\_\_\_

By \_\_\_\_\_

Agent's Signature

Daytime Phone Number ( 720 ) 962-5750

Printed Name: Dan George

Email dgeorge@1stnetre.com

\*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

**Section II:**

**Assessor's Recommendation**  
(For Assessor's Use Only)

	Tax Year _____	
	Actual	Assessed
Original	_____	_____
Corrected	_____	_____
Abate/Refund	_____	_____

☐ Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☐ Assessor recommends denial for the following reason(s):  
\_\_\_\_\_  
\_\_\_\_\_

Assessor's or Deputy Assessor's Signature \_\_\_\_\_

**FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY**(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

**Section III: Written Mutual Agreement of Assessor and Petitioner**

(Only for abatements up to \$10,000)

The Commissioners of \_\_\_\_\_ County authorize the Assessor by Resolution No. \_\_\_\_\_ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature \_\_\_\_\_ Date \_\_\_\_\_

Assessor's or Deputy Assessor's Signature \_\_\_\_\_ Date \_\_\_\_\_

**Section IV: Decision of the County Commissioners**

(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of \_\_\_\_\_ County, State of Colorado, at a duly and lawfully called regular meeting held on \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_, at which meeting there were present the following members:

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor \_\_\_\_\_

Name

(being present--not present) and

Petitioner \_\_\_\_\_

Name

(being present--not present), and WHEREAS, the said

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (~~agrees--does not agree~~) with the recommendation of the Assessor, and that the petition be (~~approved--approved in part--denied~~) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
------	----------------	--------------------

Chairperson of the Board of County Commissioners' Signature \_\_\_\_\_

I, \_\_\_\_\_ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Month

Year

County Clerk's or Deputy County Clerk's Signature \_\_\_\_\_

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

**Section V: Action of the Property Tax Administrator**

(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby

☐ Approved ☐ Approved in part \$ \_\_\_\_\_ ☐ Denied for the following reason(s):

Secretary's Signature \_\_\_\_\_ Property Tax Administrator's Signature \_\_\_\_\_ Date \_\_\_\_\_





**1<sup>st</sup> Net Real Estate Services, Inc., 3333 S. Wadsworth Blvd. Ste 200**  
Lakewood, CO 80227, Phone: 720-962-5750 - Fax: 720-962-5760

## LETTER OF AUTHORITY

To Whom It May Concern:

I, Glenn Seibel, am the owner, and/or agent of the owner, of the following real and/or business personal property:

ADDRESS	PARCEL/SCHEDULE NUMBER	COUNTY
4850 W. 80 <sup>th</sup> Ave.	Schedule # R0064210	Adams County

I do hereby authorize 1st Net Real Estate Services, Inc. to represent my interests and to appear on my behalf before County Assessor, County Board of Equalization, Board of County Commissioners, the Colorado Board of Assessment Appeals, binding arbitration, District Court, all Colorado state courts, and/or any other agency or entity with regard to any and all matter(s) concerning the valuation and taxation of the above mentioned property(s) for the tax years of 2019 and 2020.

The undersigned requests that copies of all decisions from any of the above entities, or any other agency or entity, as is involved pertaining to matters of valuation and/or taxation for the above-mentioned property(s), be mailed to:

**1st Net Real Estate Services, Inc.**  
**3333 S. Wadsworth Blvd. Suite 200**  
**Lakewood, CO 80227**  
**Phone: (720) 962-5750**  
**Fax: (720) 962-5760**

I hereby expressly revoke any and all previous authorizations relating to the Property(s). This authorization shall remain in effect until this authorization is terminated in a written instrument executed by the undersigned.

Dated this THIRD day of MARCH, 2020

Owner: WESTMINSTER, LLC

Signature: [Signature]

Print Name: Glenn Seibel

Title: Managing Member

Address: PO Box 926

City, State, Zip: Westcliffe CO 80252

Phone: 719-783-2627 Fax #:

STATE OF COLORADO )

COUNTY OF Custer ) SS

Sworn to and subscribed before me this 3<sup>rd</sup> day of March, 2020 by

Glenn Seibel

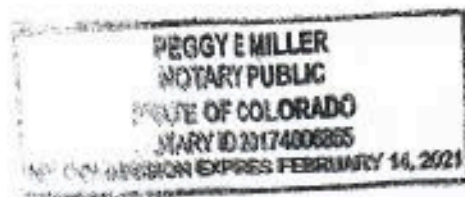
Witness my hand and official seal.

My Commission expires 2-14-2021

[Signature]

Notary Public

Address 205 S. 6<sup>th</sup> St.  
Westcliffe, CO 81252



4850-60 W. 80th Ave.

Total Operating Revenue				2018
2,000 Rentable SF @	\$	12.80	\$	25,600
1,000 Rentable SF @	\$	9.00	\$	9,000
Vacancy		5%	\$	(1,280.00)
			\$	<u>33,320</u>

Operating Expense

2018

Management	3%	1,000
Reserve	5%	1,666

Total Expenses	\$	2,666	\$	<u>2,666</u>
Expenses Per SF	\$	1.33		

Net Income from Rental Real Estate	\$	30,654
------------------------------------	----	--------

Capitalization Rate	7.00%	7.0%
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Indicated Property Value	\$	<u>437,920</u>
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2019 County Value	\$	511,725
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## LEASE

This Commercial Building Lease is entered into this 1st day of February, 2007, between Glenn Seibel and Doreen Seibel, whose address is P.O. Box 926, Westcliffe, CO 81252 ("Landlord") and Martha E Skelton, Skelton Family LLC, whose address is 4880 W. 80<sup>th</sup> Westminister, CO 80030 ("Tenant").

### 1 PREMISES AND TERM.

- 1.1 *Lease of Premises.* Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the premises located at 4850 W 80<sup>th</sup> and 4880 W 80<sup>th</sup> Westminister, CO 80030, together with all improvements including all sidewalks and parking areas, together with all personal property and fixtures thereon owned by Landlord (hereinafter collectively "the Leased Premises").
- 1.2 *Term.* This lease shall commence on the day of closing (the "Commencement Date") and shall terminate five (5) years after the Commencement Date, unless sooner terminated or extended as herein provided. Landlord and Tenant agree that this is a triple net lease and that Tenant shall be responsible for all obligations which are normally imposed on the owner of real estate with respect to the responsibility for the payment of all real estate taxes, special assessments, insurances premiums, repair, replacement and maintenance costs in connection therewith and that these operating expenses shall be paid to the Landlord by the Tenant under the "additional rent" provisions listed below.
- 1.3 *Options to Renew.* Tenant shall have two options to extend this lease for five-year terms, at market rate. If Tenant wishes to exercise this option to extend, he shall deliver to Landlord written notice of his desire to extend at least 90 days prior to the end of the existing Lease term.
- 1.4 *Condition of Premises.* The Leased Premises are leased in an "as is" condition without any warranties or statements, express or implied, as to physical or structural condition or merchantability or as to the suitability of the Leased Premises for Tenant's intended use as professional office. Landlord shall not be responsible nor have any liability whatsoever at any time for loss or damage to Tenant's work or to fixtures, equipment, or other property of Tenant installed or placed by Tenant in the Leased Premises.
- 1.5 *Contingency.* This Lease is specifically contingent upon Landlord purchasing and having a successful closing on the Leased Premises from the current owner.

### 2 RENT.



- 2.1 *Monthly Rent.* The term "rent" shall mean the amounts set forth in this subparagraph. The first installment of rent for the first month of this Lease shall be due and payable on the Commencement Date of this Lease by Tenant. Thereafter, each monthly installment of rent plus estimated Operating Expenses shall be due and payable on or before the first day of each calendar month during the term of this Lease. Tenant covenants and agrees to pay to Landlord as "Base Rent" for the Premises the base rent plus the "additional rent" as outlined below. Beginning on the third year of this agreement the rent will increase each year on the anniversary of the Rent Commencement Date as outlined below.
- 2.2 Base rent for the first two years will be computed at the rate of \$12.00 per square foot (3,000 sf) which equals \$3,000. per month
- Beginning on the third year and through the fourth year the base rent will be increased 40 cents per square foot to \$12.40 per square foot (3,000 sf) which equals \$3,100. per month.
- Beginning on the fifth year the base rent will be increased 40 cents per square foot to \$12.80 per square foot (3,000 sf) which equals \$3,200. per month.
- 2.3 Tenant also agrees to pay as "additional rent" for operating expenses which is computed at the rate of \$3.23 per square foot (3,000) which equals \$808.50 per month. This "additional rent" shall be adjusted annually for any increase in real estate taxes, insurance or building maintenance expenses. Within ninety (90) days following the close of each calendar year, Landlord shall provide Tenant an accounting showing in reasonable detail all computations of Operating Expenses due under this paragraph. Tenant shall pay any Operating Expenses due under this paragraph within thirty (30) days following receipt of the invoice or accounting showing additional Operating Expenses.
- 2.4 *No Set Off.* Tenant waives and disclaims any present or future right to withhold any rent payment or other payment due under this Lease, or to set off in any action for rent, as a result of any obligation of Landlord, however incurred, and agrees that it will not claim or assert any right to so withhold or set-off.
- 2.5 *Late Charge.* Any rental or other sums payable hereunder by Tenant which are not paid within ten (10) days after due shall bear interest from the date due to the date paid at the rate of eighteen percent (18%) per annum or the highest rate permitted by law, whichever is less. In addition to the above, Tenant shall pay Landlord a Seventy-five Dollar (\$75.00) service charge for all monthly rent payments not paid by the tenth (10th) day of the month for which they are payable.

- 2.6 *Utilities.* Tenant shall place in Skelton Family LLC name and pay when due all charges and expenses for electricity, gas, water, wastewater, telephone, trash services and all other utilities servicing the Leased Premises directly to the provider of such utilities and services. If Tenant fails to pay any utility or service bill by the date the bill is due, Landlord shall have the right to pay the full amount due to the utility company or service provider and this amount shall be an obligation of Tenant to Landlord, payable on demand, and shall accrue interest as set forth in subparagraph 2.3.
- 2.7 *Security Deposit.* Tenant shall pay Landlord a security deposit in the amount of \$3,000.00 upon the Commencement Date. The security deposit shall be held by Landlord for the performance of Tenants covenants and obligations under this Lease, it being expressly understood that the security deposit shall not be considered an advance payment of rental or a measure of Landlord's damage in case of default by Tenant. Upon the occurrence of any event of default by Tenant or breach by Tenant of Tenant's covenants under this Lease, Landlord may from time to time and without prejudice to any other remedy, use the security deposit to the extent necessary to make good any arrears of rent, or to repair any damage or injury, or pay any expense or liability incurred by Landlord as a result of the event of default or breach of covenant, and any remaining balance of the security deposit shall be returned by Landlord to Tenant within thirty (30) days after termination of this Lease. If any portion of the security deposit is so used or applied, Tenant shall upon ten (10) days written notice deposit with Landlord an amount sufficient to restore the security deposit to her original amount.
- 3 PERMITTED USES. The Leased Premises at 4850 W 80<sup>th</sup> shall be for an existing dental practice. For 4860 W 80<sup>th</sup> it is agreed that Tenant reserves the right to sub-lease a portion of the improvements to another Tenant who is acceptable to Tenant and whose primary business is acceptable to the Landlord. This sub-letting does not absolve the Tenant of any responsibilities under this lease and no portion of this lease may be assigned to sub-letting Tenant. Tenant shall, at her sole cost and expense, comply with all laws, ordinances, codes, and regulations regarding the use and condition of the Leased Premises and the operation of the permitted uses upon the Leased Premises.
- 4 CONSTRUCTION/IMPROVEMENTS.
- 4.1 *Tenant Improvements.* Tenant shall not make or allow to be made any alterations or physical additions in or to the Leased Premises without first obtaining the written consent of Landlord; (all such additional alterations and improvements are hereinafter referred to as the "Tenant Improvements"). Tenant Improvements shall be done in a workmanlike manner in accordance with industry standards and shall comply with all laws, ordinances, codes and regulations governing the Leased Premises and the construction of Tenant Improvements. Tenant shall pay contractors and laborers for Tenant Improvements and not allow any



mechanic's lien to arise which is not removed or bonded over within thirty (30) days of filing. Tenant shall indemnify, defend and hold Landlord harmless from and against any liability, loss, damage, and cost or expenses, including attorney's fees, on account of any claims or any nature, including claims of liens of labor or material or others for work performed for or materials or supplies furnished to Tenant or persons claiming under Tenant. All Tenant Improvements to the Leased Premises shall remain upon the Leased Premises and become the property of Landlord upon expiration or termination of the Lease, unless such Tenant Improvements can be removed by Tenant without damage to the Leased Premises. Specifically, Tenant may remove the following items: All dental x-ray units and cabinetry purchased as equipment and not leasehold improvements and all trade fixtures.

- 4.2 *Signage.* Tenant may use the signage currently in place either attached to the building, not attached to the building or affixed as vinyl letters and graphics to the glass windows and doors. There shall be no other signage.
- 4.3 *Removal of Tenant Improvements.* All electronic, phone and data cabling and related equipment (collectively, "Cabling") shall be and remain the property of Tenant. Upon the expiration or earlier termination of this Lease, Tenant shall, at her sole expense, remove all such Cabling and repair any damage to the Leased Premises or the building caused by such removal. If Tenant fails to remove any such items or repair such damage promptly after the expiration or earlier termination of this Lease, Tenant shall be deemed to have abandoned the same, in which case Landlord may store the same at Tenant's expense, or appropriate the same for itself, and/or sell the same in its discretion, with no liability to Tenant. The foregoing provisions shall survive the expiration or earlier termination of this Lease.

## 5 MAINTENANCE AND REPAIRS.

5.1 *Tenant's Obligations.* Tenant shall, at her own expense, properly maintain the interior of the Leased Premises in clean, sanitary, and safe condition and keep the Leased Premises in good order, condition, and repair. This obligation shall include all interior walls and partitions, plumbing systems and fixtures, electrical systems and fixtures. If necessary or required by governmental authority, Tenant shall make alterations, improvements, or replacements to the Leased Premises to comply with all laws, ordinances, codes, and regulations regarding the Leased Premises and the operation of the permitted and required uses upon the Leased Premises. Tenant shall not permit any waste, damage, or injury to the Leased Premises. Tenant shall keep the walkways and parking areas free from snow and ice and other debris and shall at all times keep the Leased Premises in a sanitary and clean condition.

5.2 *Repairs by Landlord.* Landlord shall be obligated for repairs, maintenance, or improvements to the exterior of Leased Premises. These repairs, maintenance or

improvements will be accounted for under the "additional rent" provision and will be paid to the Landlord by the Tenant. Any capital expense will be amortized over its useful life.

- 6 INDEMNITY. Tenant shall indemnify, defend and hold Landlord harmless from and against any and all claims, actions, liability, costs, expenses, and damages of every kind and nature, including reasonable attorney's fees arising from (1) Tenant's use and occupancy of the Leased Premises, (2) any breach or default by Tenant under the provisions of the Lease, or (3) from any act, omission, or negligence on or about the Leased Premises by Tenant, her agents, contractors, employees, sub lessees, licensees, customers, or other third party. In case of any action or proceeding brought against Landlord by reason of any such claim, Tenant, at Landlord's option, shall defend such action or proceeding by counsel reasonably satisfactory to Landlord.

7 INSURANCE.

- 7.1 *Property Insurance.* Landlord shall obtain a policy or policies of insurance with the premiums paid in advance, issued by and binding upon some solvent insurance company, insuring the Leased Premises against all risk or direct physical loss. Tenant shall maintain, at her own cost and expense, fire and extended coverage insurance in an amount adequate to cover the cost of replacement of all personal property, Tenant Improvements, alterations, changes, decorations, additions, fixtures, inventory and improvements in the Leased Premises in the event of a loss, with companies and in form acceptable to Landlord. The insurance which Tenant agrees to carry in this paragraph shall insure the full insurable value of the improvements installed by Tenant or Landlord in the Leased Premises.

8 DESTRUCTION.

- 8.1 *Rebuild.* If the Leased Premises are partially or totally destroyed by fire or other casualty insured under standard fire and extended coverage insurance so as to become partially or totally untenable, the same shall be repaired as speedily as possible at Landlord's expense to the extent insurance proceeds are available (unless Landlord shall elect not to rebuild, as hereinafter provided), and the rent shall be abated until so repaired based upon the time and to the extent the Leased Premises are untenable.
- 8.2 *Termination of Lease.* If the Leased Premises are destroyed or damaged by fire or other casualty then Landlord may, if it so elects, rebuild or restore the Leased Premises pursuant to paragraph 1 of this Paragraph, or may, at its election by notice in writing within thirty (30) days after such destruction or damage, terminate this Lease. In no event in the case of any such destruction shall Landlord be required to repair or replace Tenant's stock in trade, inventory,



Tenant Improvements, fixtures, furniture, furnishings or floor coverings and equipment.

9 EMINENT DOMAIN.

9.1 *Complete Taking.* If the entire Leased Premises are taken by power of eminent domain, then the term of this Lease shall end on the date possession is taken.

9.2 *Partial Taking.* In the event of a partial taking of the Leased Premises by power of eminent domain, the Lease shall continue in full force and effect unless Tenant's business operations are substantially and permanently impaired and he can no longer practically continue to operate her business, in which event the term of the Lease shall end on the date of the partial taking.

10 ASSIGNMENT AND SUBLETTING.

10.1 *Assignment Prohibited.* Tenant shall be allowed to sublet the Leased Premises. No sub-letting shall release Tenant of any of her obligations under this Lease or be construed or taken as a waiver of any of Landlord's rights hereunder. The acceptance of rent from someone other than Tenant shall not be deemed to be a waiver of any of the provisions of this Lease or a consent to any assignment or subletting of the Leased Premises.

10.2 *Trustee or Receivership.* Neither this Lease nor any interest therein shall pass to any trustee or receiver in bankruptcy, or any assignee for the benefit of creditors, or by operation of law.

11 ASSESS TO LEASED PREMISES. Landlord and Landlord's authorized representatives shall have the right to enter upon the Leased Premises during all business hours for the purpose of inspecting the same or of making repairs, additions, or alterations which Tenant has failed to perform or which Landlord deems advisable. Per HIPPA requirements, Tenant requires reasonable notice for any inspections.

12 ENVIRONMENTAL.

12.1 *Hazardous Material Defined.* The term hazardous material means any substance (1) the presence of which requires investigation or remediation under any federal, state, or local statute, regulation, ordinance, order, action, policy, or common law; or (2) which is or becomes defined as a hazardous waste, hazardous substance, pollutant, or contaminant under any federal, state, or local statute, regulation, rule, or ordinance or amendments thereto including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. section 9601, et seq.) and/or the Resource Conservation and Recovery Act (42 U.S.C. section 6901, et seq.); or (3) the presence of which on the Leased Premises causes or threatens to cause a nuisance upon the Leased Premises or

to adjacent properties or poses or threatens to pose a hazard to the health or safety of persons on or about the Leased Premises; or (4) without limitation, which contains gasoline, diesel fuel, or other petroleum hydrocarbons.

- 12.2 *Prohibiting Hazardous Materials.* Except in strict compliance with all environmental laws, rules, and regulations for materials commonly used in Tenants day-to-day business operations, Tenant shall not cause, permit, or allow any hazardous materials to be brought upon, treated, generated, or used upon the Leased Premises by Tenant, her agents, employees, contractors, invitees, or other third parties. Tenant shall promptly take all actions required by federal, state, or local government to remediate the Leased Premises in the event of the presence or release of any hazardous materials as a result of the actions or omissions of Tenant, her agent, employees, contractors, invitees, or other third parties. Tenant shall immediately notify Landlord of the presence or release of any hazardous materials requiring such remedial action.
- 12.3 *Indemnify.* Tenant agrees to indemnify, defend, reimburse and hold harmless Landlord for all claims, damages, judgments, losses, penalties, fines, liabilities, costs, and expenses, including attorney's fees, incurred as a result of the presence of hazardous materials upon the Leased Premises occurring after possession by Tenant or the violation of any federal, state, or local environmental law, ordinance, or regulation by Tenant, her agent, employees, contractors, invitees, or other third parties.
- 13 OFAC REPRESENTATIONS. Tenant represents and warrants to Landlord that Tenant is currently in compliance with and shall at all times during the term of this Lease (including any further extensions or renewals) remain in compliance with the regulations of the Office of Foreign Assets Control ("OFAC") of the United States Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List) and any statute, executive order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit or Support Terrorism), or other governmental action relating thereto.
- 14 REMEDIES.
- 14.1 *Time is of the Essence.* Time is of the essence in all matters concerning this Lease. Any delay on the part of Landlord in exercising any right or insisting upon the performance of any obligation of Tenant shall not constitute a waiver of Landlord's right to exercise these rights or insist upon these performances in the future.
- 14.2 *Events of Default.* The following events shall be deemed to be events of default by Tenant under this Lease:



14.2.1 Failure to pay any installment of rent or any other charge provided herein, or any portion thereof, when the same shall be due and payable after ten day written notice;

14.2.2 Failure to comply with any other provision of this Lease upon failure to cure such failure within fifteen (15) days after Landlord, by written notice, has informed Tenant of such non-compliance. In the case of a default which cannot with due diligence be cured within a period of fifteen (15) days, Tenant shall have such additional time to cure same as may be reasonably necessary, provided Tenant proceeds promptly and with due diligence to cure such default after receipt of said notice;

14.2.3 If any of the following occurs with respect to Tenant under this Lease:

14.2.3.1 A voluntary petition for relief pursuant to the bankruptcy or insolvency laws of the United States or of any state is filed by Tenant;

14.2.3.2 An involuntary petition for relief pursuant to the bankruptcy or insolvency laws of the United States or of any state is filed against Tenant;

14.2.3.3 The attachment, seizure, levy upon, or taking of possession by any receiver, custodian, or assignee for the benefit of creditors of any portion of the property of Tenant;

14.2.3.4 Tenant makes an assignment for the benefit of creditors'.

14.2.3.5 Tenant conducts and activity or permits anyone to conduct any activity that is unlawful under any federal, state or local law.

14.2.4 Tenant ceases to conduct her normal business operations in the Leased Premises or vacates or abandons the same and leaves the same vacated or abandoned for a period of thirty (30) days; or

14.2.5 Tenant permits or permits to be done anything which creates a lien upon the Leased Premises which is not paid or discharged within thirty (30) days of the filing thereof.

14.3 *Notice of Default.* In the event of a default pursuant to subparagraph 2, Landlord may, by serving three (3) days written notice upon Tenant, elect either to:

14.3.1 Cancel and terminate this Lease, or

14.3.2 Terminate Tenant's right to possession only without terminating this Lease.

If Landlord gives Tenant notice of Tenant's default and/or delivers to Tenant a Notice of Demand for Payment or Possession pursuant to the applicable statute

(either of which shall hereinafter be referred to as a "Notice of Default"), the Notice of Default will not constitute an election to terminate the Lease unless Landlord expressly states in the Notice of Default that it is exercising its right to terminate the Lease.

- 14.4 *Termination of Right to Possession Only.* If Landlord delivers to Tenant a Notice of Default, which notice does not state that Landlord has elected to terminate the Lease, Landlord may at Landlord's option enter the Leased Premises and take and hold possession thereof, without such entry into possession terminating this Lease or releasing Tenant in whole or in part from Tenant's obligation to pay the rent hereunder for the full stated term. Upon such re-entry, Landlord may remove all persons and property from the Leased Premises and such property may be stored in a public warehouse or elsewhere at the cost of, and for the account of Tenant, until it is deemed abandoned or until it is claimed by Tenant, in which case Tenant agrees to pay Landlord on demand all expenses incurred in such removal, including court costs, attorneys fees and storage charges for any length of time the personal property shall be in storage, all without service of notice and without being deemed guilty of trespass or becoming liable for any loss or damage which may be occasioned thereby. Upon and after entry into possession without termination of the Lease, Landlord may, but need not, relet the Leased Premises, or any part thereof, for the account of Tenant, to any person, firm, or corporation, other than Tenant, for such rent, for such time, and upon such terms as Landlord, in Landlord's sole discretion, shall determine. Landlord shall not be required to accept any tenant offered by Tenant or to observe any instruction given by Tenant about such reletting. In any such case, Landlord may make repairs, redecorate, and remodel the Leased Premises to the extent deemed by Landlord necessary or desirable, and Tenant shall, upon demand, pay the cost thereof, together with Landlord's expenses of reletting. If the consideration collected by Landlord upon any such reletting for Tenant's account, after deducting all expenses incident thereto, including brokerage fees and legal expenses, is not sufficient to pay monthly the full amount of the rent provided in this Lease, Tenant shall pay Landlord the amount of each monthly deficiency upon demand. At any time after Landlord has elected to terminate Tenant's right to possession, Landlord shall have the right to cancel and terminate this Lease by serving five (5) days written notice on Tenant of such further election. Landlord shall have the right to pursue any remedy at law or in equity that may be available to Landlord. Such termination shall not excuse Tenant of future rents due under the Lease for the remaining term.
- 14.5 *Termination of Lease.* If Landlord delivers to Tenant a Notice of Default which states that Landlord has elected to terminate the Lease, Landlord shall be entitled to recover from Tenant liquidated damages in an amount equal to the amount of rent which would be payable under the terms of the Lease for the remainder of the Lease term if the Lease had not been terminated. Landlord and Tenant acknowledge that the damages incurred by Landlord in the event of Tenant's default would be difficult to ascertain because of the difficulty of



quantifying the adverse effect of such termination on the leaseability, mortgageability, saleability, and general economic value of the Leased Premises and that the amount of rent which would be payable under the Lease for the remainder of the Lease term is a fair estimate of Landlords damages and thus does not constitute a penalty.

- 14.6 *Future Rent.* The fact that Tenant may not continue to conduct her business operations upon the Leased Premises shall not excuse the future rent due hereunder for the remaining term of the Lease.
- 14.7 *Tenant's Property.* If Tenant fails to remove any of Tenant's personal property within three (3) days of receipt of a Notice of Default or upon the termination of this Lease for any cause whatsoever or upon Tenant's abandonment of the Leased Premises, Landlord, at Landlord's option, may remove the same in any manner that it shall choose and store the same without liability to Tenant for loss thereof in any public or private warehouse until it is claimed by Tenant or deemed abandoned, in which case Tenant agrees to pay Landlord on demand any and all expenses incurred in such removal, including court costs and attorney's fees and storage charges for any length of time the personal property shall be in storage; or Landlord, at Landlord's option, without notice, may sell such personal property, or any of it, pursuant to the Lease terms or Colorado law.
- 14.8 *Landlord's Right to Cure.* In the event of any default hereunder by Tenant, Landlord may immediately or at any time thereafter, without notice, cure such default for the account and at the expense of Tenant. If Landlord at any time by reason of such default is compelled to pay or elects to pay any sum of money or do any act which will require the payment of any sum of money, or is compelled to incur any expense, including reasonable attorneys fees, the sum or sums so paid by Landlord, with interest thereon at the rate of eighteen percent (18%) per annum or the highest rate permitted by law, whichever is less, from the date of payment thereof shall be deemed to be due from Tenant to Landlord within ten (10) days of written notice.
- 14.9 *Right of Entry.* In the event of Tenants default hereunder, Landlord may, in addition to all other rights and remedies, upon proper court order, re-enter the Leased Premises, change any and all of the locks on doors or other barriers, and distain, seize, remove, or store all property upon the Leased Premises. Tenant hereby agrees that such acts by Landlord pursuant to court order shall not constitute an eviction, constructive or otherwise, shall not terminate the Lease, and shall not render Landlord liable for trespass, forcible entry and detainer, conversion, or in any other way whatsoever. Tenant shall pay all costs and expenses incurred by Landlord in doing such acts.
- 14.10 *Attorney's Fees and Costs.* In the event of Tenant's default hereunder, Tenant shall pay Landlord all costs and expenses, including reasonable attorney's fees,

incurred by Landlord in recovering from Tenant any amounts due hereunder or in otherwise enforcing this Lease.

## 15 SURRENDER OF POSSESSION.

- 15.1 *Surrender of Possession.* Upon the expiration or termination of the Lease, whether by lapse of time or otherwise, Tenant shall surrender the Leased Premises in good condition and repair, reasonable wear and tear excepted. If the Leased Premises are not surrendered at the end of the term or the sooner termination thereof, Tenant shall indemnify Landlord against loss or liability resulting from delay by Tenant in so surrendering the Leased Premises. Tenant shall promptly surrender all keys for the Leased Premises to Landlord at the place then fixed for payment of rent.
- 15.2 *Holdover Tenant.* In the event Tenant remains in possession of the Leased Premises after the expiration of the tenancy created hereunder with the consent of Landlord and without execution of a new lease, it shall be deemed to be Occupying the Leased Premises as a tenant from month to month, at the amount of rent payable by Tenant immediately prior to the expiration of the tenancy, subject to all other conditions, provisions, and obligations of this Lease insofar as the same are applicable to a month-to-month tenancy.
- 15.3 *Subordination.* Tenant agrees that this Lease shall be subordinate to any mortgages, trust deeds, or ground leases that may currently exist or may hereafter be placed upon the Leased Premises and to any and all advances to be made there under, and to the interest thereon, and all renewals, replacements, and extensions thereof, provided that the mortgagee or trustee there under shall agree to recognize Tenant's rights hereunder as long as Tenant is not in default hereunder, and Tenant shall adorn to such mortgagee or trustee. Tenant shall execute and deliver whatever instrument may be required for the above purposes, and failing to do so within ten (10) days after demand in writing, does hereby make, constitute, and irrevocably appoint Landlord as its attorney-in-fact in its name, place, and stead so to do. Tenant shall in the event of the sale or assignment of Landlord's interest in the Leased Premises, or in the event of any proceedings brought for the foreclosure of, or in the event of exercise of the power of sale under any mortgage made by Landlord covering the Leased Premises, attorn to the purchaser and recognize such purchaser as Landlord under this Lease.

## 16 GENERAL PROVISIONS.

- 16.1 *No Other Relationship.* Nothing contained herein shall be deemed or construed by anyone as creating the relationship of principal and agent, partnership, or joint venture between the parties hereto.



- 16.2 *Cumulative Remedies.* The various rights and remedies contained herein shall not be considered as exclusive of any other right or remedy, but shall be cumulative and in addition to every other remedy now or hereafter existing at law, in equity, or by statute.
- 16.3 *Nonwaiver.* No delay or omission of the right to exercise any power by either party shall impair any such right or power, or shall be construed as a waiver of any default or as acquiescence therein. One or more waivers of any covenant, term, or condition of this Lease by either party shall not be construed by the other party as a waiver of a subsequent breach of the same covenant, term, or condition. The consent or approval by either party to or of any act by the other party of a nature requiring consent or approval shall not be deemed to wave or render unnecessary consent to approval of any subsequent similar act.
- 16.4 *Binding Effect.* The covenants, agreements, and obligations contained herein shall extend to, bind, and inure to the benefit not only of the parties hereto but their respective personal representatives, heirs, successors, and assigns, subject to Article 10.
- 16.5 *Acceptance of Rent.* No payment by Tenant or receipt by Landlord of a lesser amount than the amount then due under this Lease shall be deemed to be other than on account of the earliest portion thereof due nor shall any endorsement or statement on any check or any letter accompanying any check or payment be deemed an accord and satisfaction, and Landlord may accept such check or payment without prejudice to Landlord's right to recover the balance due or pursue any other remedy provided in this Lease.
- 16.6 *Severability.* Unenforceability of any provision contained in this Lease shall not affect or impair the validity of any other provision of this Lease.
- 16.7 *Governing Law.* The laws of the State of Colorado shall govern the validity, performance, and enforcement of this Lease.
- 16.8 *Zoning.* Anything to the contrary elsewhere contained, this Lease and all of the terms, covenants, and conditions hereof are in all respects subject and subordinate to all zoning restrictions affecting the Leased Premises, and Tenant agrees to be bound by such restrictions. Landlord does not warrant that any license or licenses, permit or permits, which may be required for the business to be conducted by Tenant on the Leased Premises will be granted, will continued in effect or renewed.
- 16.9 *Amendment.* This Lease may not be altered, amended or extended except by an instrument in writing signed by Tenant and Landlord. All negotiations, considerations, representations, and understandings between the parties are incorporated and merged herein, and may be modified or altered only by the

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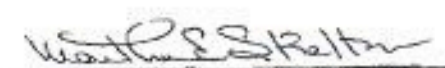
parties written agreement. This Lease represents the entire agreement of the parties with respect to the subject matter covered herein.

Landlord and Tenant have signed and sealed this Lease as of the day and year first above written.

LANDLORD:

  
Glenn Seibel  
Doreen Seibel

TENANT:

  
Martha E Skelton,  
Skelton Family LLC



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4850

## LEASE RENEWAL

This lease renewal shall commence on February 1, 2017. All terms and conditions of current lease dated February 1, 2007 shall remain in affect and continue in force along with addendums dated February 1, 2012 and December 23, 2015, with the following rent rates being the exception.

Rent of lease renewal shall be as follows:

Feb. 1, 2017 through Jan. 31, 2019 \$2,266.67 per month

Feb. 1, 2019 through Jan. 31, 2021 \$2,333.34 per month

Feb. 1, 2021 through Jan. 31, 2022 \$2,400.01 per month

Additional NNN rent shall be paid of ~~\$739.23~~ per month

\*694.83 ↔ \*4440 for  
Furnace  
deducted

Total rent for 1<sup>st</sup> and 2<sup>nd</sup> year per month shall be \$3,005.90

Total rent for 3<sup>rd</sup> and 4<sup>th</sup> year per month shall be \$3,072.57


Total rent for 5<sup>th</sup> year per month shall be \$3,139.24

3,028.17  
3,094.87

LANDLORD  
Westminster, LLC

  
Glenn Seibel, Manager

TENANT  
The Family Dentist, LLC

  
Alexander Smith, PhD DMD

## COMMERCIAL LEASE

This Commercial Building Lease is entered into this 6th day of September, 2018, between Westminster LLC, (Landlord), whose address is P.O. Box 926, Westcliffe, Co 81252 and Parkside Massage Therapy and /or Doris Paiz (owner), whose address is 4860 West 80<sup>th</sup> Ave., Westminster, Colorado 80030

### 1. Premises and Terms

1.1 Lease of Premises. Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, one thousand sq. ft. (front two thirds) of premises located at 4860 W. 80<sup>th</sup> Ave., Westminster, CO, together with all improvements including tow thirds of sidewalks and parking area, together with all personal property and fixtures thereon owned by Landlord (herein collectively "the Leased Premises")

1.2 Terms. This lease shall commence on December 1, 2018 (the "Commencement Date") and shall terminate five (5) years after Commencement Date, unless sooner terminated or extended as herein provided.

1.3 Options to Renew. Tenant shall have two options to extend this lease for five year terms at market rate. If Tenant wishes to exercise this option to extend, or declines this option, he shall deliver to Landlord written notice of his desires at least 90 days prior to the end of the existing lease.

1.4 Conditions of Premises. The Leased Premises are leased in an "as is" condition without any warranties or statements, expressed or implied, as to physical or structural condition or merchantability or as to the suitability of the Leased Premises for Tenant's use as a professional office. Landlord shall not be responsible nor have any liability whatsoever at any time for losses or damage to Tenant's work or to fixtures, equipment, or other property of Tenant installed or placed by Tenant in the Leased Premises.

### 2. Rent

2.1 Monthly Rent. The term "rent" shall mean the amount set forth in this subparagraph. The first installment of rent (December Rent) shall be due and payable on the Commencement Date of this Lease by the Tenant. Thereafter, starting January 1, 2019, each monthly installment of rent shall be due and payable on or before the first day of each calendar month during the term of this Lease. Tenant covenants and agrees to pay to Landlord rent as outlined below. Beginning on the third year and fifth year of this agreement the rent will increase on the anniversary of the Commencement Date as outlined below.

2.2 Rent. Rent for the first two years will be \$750.00 per month. Beginning on the third year and through the fourth year the rent will increase to \$775.00 per month. Beginning on the fifth year the rent will increase to \$800.00 per month. One Hundred Dollars (\$100.00) shall be deducted monthly from the monthly rent charge as reimbursement to tenant for maintenance of outside area of entire property.

2.3 No Set Off. Tenant waives and disclaims any present or future right to withhold any rent payment or other payment due under this Lease, or to set off in any action for rent, as a result of any obligation of Landlord, however incurred, and agrees that hit will not claim or assert any right to so withhold or set off.



2.4 Late Charge. Any rental or other sums payable hereunder by Tenant which are not paid within ten(10) days after due shall bear interest from the due date to the date paid at the rate of eighteen percent (18%) per annum or the highest rate permitted by law, whichever is less. In addition to the above, Tenant shall pay Landlord a Seventy-five Dollar (\$75.00) service charge for all monthly rent payments not paid by the tenth (10<sup>th</sup>) day of the month for which they are payable.

2.5 Utilities. Tenant shall pay to The Family Dentistry (or any other renter in whose name the utilities are billed), two thirds of those invoices submitted to them. These charges will include electric, water/sewer, and gas. Trash removal and telephone shall be the sole responsibility of tenant. Snow removal will be paid by tenant at one third the charge to The Family Dentistry (or any other renter in whose name the snow plowing is billed). All expenses shall be reimbursed within fifteen (15) days of receiving copies of these invoiced charges. If Tenant fails to pay any utilities or other expenses listed in this paragraph, Landlord shall have the right to pay the full amount due and this amount shall be an obligation of the Tenant to Landlord, payable on demand, and shall accrue interest as set forth in subparagraph 2.3.

2.6 Security Deposit. Tenant shall pay Landlord a security deposit in the amount of \$750.00 upon the Commencement Date. The security deposit shall be held by the Landlord for the performance of Tenants covenants and obligations under this Lease, if being expressly understood that the security deposit shall not be considered an advance payment of rental or a measure of Landlord's damage in case of default by Tenant. Upon the occurrence of any event of default by Tenant or breach by Tenant of Tenant's covenants under this Lease, Landlord may from time to time and without prejudice to any other remedy, use the security deposit to the extent necessary to make good any arrears of rent, or to repair any damage or injury, or pay any expenses or liability incurred by Landlord as a result of the event of default or breach of covenant, and any remaining balance of the security deposit shall be returned by Landlord to Tenant within thirty (30) days after termination of this Lease. If any portion of the security deposit is so used or applied, Tenant shall upon ten(10) days written notice deposit with Landlord an amount sufficient to restore the security deposit to her original amount.

### 3. Permitted Uses

Permitted Uses. Leased Premises shall be for providing professional services that are agreed upon by the Landlord. Tenant shall not use the premises in a manner that is unlawful, creates damage, waste or a nuisance, or that disturbs occupants of or causes damage to neighboring premises or properties.

### 4. Construction/Improvements

4.1 Tenant Improvements. Tenant shall not make or allow to be made any alterations or physical additions in or to the Leased Premises without first obtaining the written consent of Landlord; ( all such additional alterations and improvements are herein referred to as the "Tenant Improvements". Tenant Improvements shall be done in a workmanlike manner in accordance with industry standards and shall comply with all laws, ordinances, codes and regulations governing the Leased Premises and the construction of Tenant Improvements. Tenant shall pay contractors and laborers as well as materials for Tenant Improvements and not allow any mechanic's lien to arise which is not removed or bonded over within thirty (30) days of filing. Tenant shall indemnify, defend and hold Landlord harmless from and against any liability, loss, damage, and cost or expenses, including attorney's fees, on account of any claims or any nature, including claims of liens of labor or material or others for work performed for or materials or supplies furnished to Tenant or persons claiming under Tenant. All Tenant Improvements to the Leased Premises shall remain upon the Leased Premises and become the property of the Landlord upon expiration or termination of the Lease, unless such Tenant Improvements can be removed by Tenant without damage to the Leased Premises. Specifically, Tenant may remove the following items: All dental x-ray units and cabinetry purchased as equipment and not leasehold improvements and all trade fixtures.

4.2 Signage. Tenant may use signage affixed to current signage on approval of existing tenant or attach signage to building or affix vinyl lettering and graphics to glass windows or doors. All signage must first be approved by Landlord.

4.3 Removal of Tenant Improvements. All electronic, phone and data cabling and related equipment (collectively, "Cabling") shall be and remain the property of Tenant. Upon the expiration or earlier termination of this Lease, Tenant shall, at their sole expense, remove all such Cabling and repair any damage to the Leased Premises or the building caused by such removal. If Tenant fails to remove

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covenants, and conditions hereof are in all respects subject land subordinate to all zoning restrictions affecting the Leased Premises, and Tenant agrees to be bound by such restrictions. Landlord does not warrant that any license or licenses, permits or permits, which may be required for the business to be conducted by Tenant on the Leased Premises will be granted, will continue in effect or renew.

16.9. Amendment. This lease may not be altered, amended or extended except by an instrument in writing signed by Tenant and Landlord. All negotiations, considerations, representations, and understandings between the parties are incorporated and merged herein, and may be modified or altered only by the parties written agreement. This Lease represents the entire agreement of the parties with respect to the subject matter covered herein.

Landlord and Tenant have signed and sealed this Lease as of the day and year first above written.


LANDLORD

TENANT



Dated 9-28-18

Glenn Seibel, Manager  
Westminster, LLC



Dated 9-24-18

Doris Paiz, Owner  
Parkside Massage Therapy

# Market Sales Adjustment Grid

4850-60 W. 80th MktGrd.xls.xlsx

	Subject	Comp 1	Adj	Comp 2
Use	Class C Office	Class C Office		Class C Office
Address	4850 W. 80th Ave.	3901 W. 88th Ave.		7145 Lowell Blvd.
City	Westminster	Westminster		Westminster
Sale Date		Nov-16		Dec-16
Sale Price		\$555,000		\$349,900
Condition of Sale		\$0		\$0
Adj. Sale Price		\$555,000		\$349,900
Adj. Price per Sq. Ft. (Gross)		\$126.14		\$132.54
Comp Size: Rentable Sq. Ft.	2,977	4,400		2,640
Land Size SF	24,829	17,424		11,761
Building to Land Ratio	8.36	3.96	5.00%	4.45
Year Built	1977	1962		1954
Construction	Masonry	Frame		Masonry
Location	Fair	Fair		Fair
Quality	Good	Good		Good
Condition (Functionality)	Good	Good		Good
Total Adjustments			5.00%	
Adjusted \$/SqFt	\$135.30	\$132.44		\$139.16
Indicated Value for Subject	\$403,338	\$393,356		\$413,319



**3901 W 88th Ave**

Westminster, CO 80031

Sale on 11/15/2016 for \$555,000 (\$126.14/SF) - Research Complete  
4,400 SF Class C Office Building Built in 1962**SOLD****Buyer & Seller Contact Info**

Recorded Buyer: **Rrww Properties Llc**  
 True Buyer: **Lakota Plumbing, Inc**  
**Roberta Wick**  
 7521 Xavier St  
 Westminster, CO 80030  
 (303) 429-5118

Buyer Broker: **Front Range Reality Pro**  
**Terry Travis**  
 (303) 466-4663

Recorded Seller: **Last Olive LLC**  
 True Seller: **Last Olive LLC**  
**Blake Schreck**  
 10 Circle Dr  
 Fort Collins, CO 80524  
 (303) 626-2622

Seller Type: **Other - Private**  
 Listing Broker: **Vista Commercial Advisors**  
**Chris Jensen**  
 (303) 974-7600

**Transaction Details**

ID: 3762832

Sale Date: **11/15/2016 (208 days on market)**  
 Escrow Length: **30 days**  
 Sale Price: **\$555,000-Confirmed**  
 Asking Price: **\$572,000**  
 Price/SF: **\$126.14**  
 Price/SF Land Gross: **\$31.85**

Sale Type: **Owner User**  
 Bldg Type: **Office**  
 Year Built/Age: **Built in 1962 Age: 54**  
 RBA: **4,400 SF**  
 Land Area: **0.40 AC (17,424 SF)**

Percent Leased: **100.0%**  
 Tenancy: **Single**

Percent Improved: **63.9%**  
 Total Value Assessed: **\$84,600 in 2015**  
 Improved Value Assessed: **\$54,060**  
 Land Value Assessed: **\$30,540**  
 Land Assessed/SF: **\$1.00**

No. of Tenants: **1**  
 Tenants at time of sale: **Anne Schreck**  
 Financing: **Down payment of \$83,300.00 (15.0%)**  
**\$471,700.00 from US Bank**  
 Legal Desc: **Track A blk 1 Shaw Heights**  
 Parcel No: **1719-19-4-13-033**

3

**7145 Lowell Blvd**

Westminster, CO 80030

Sale on 12/9/2016 for \$349,900 (\$132.54/SF)

2,640 SF Class C Office Building Built in 1954

**SOLD****Buyer & Seller Contact Info**Recorded Buyer: **West Gate Properties LLC**7251 Vrain St  
Westminster, CO 80030

True Buyer: -

Recorded Seller: **Answer All Secretarial**True Seller: **Answer All Secretarial**Gwen Corbett  
7145 Lowell Blvd  
Westminster, CO 80030  
(970) 330-3607Listing Broker: **Pieters Realty**  
**James Pieters**  
(303) 438-0861**Transaction Details**

ID: 3777311

Sale Date: 12/09/2016 (441 days on market)  
 Escrow Length: 30 days  
 Sale Price: \$349,900-Confirmed  
 Asking Price: \$349,900  
 Price/SF: \$132.54  
 Price/SF Land Gross: \$29.75

Sale Type: Owner User  
 Bldg Type: Office  
 Year Built/Age: Built in 1954 Age: 62  
 RBA: 2,640 SF  
 Land Area: 0.27 AC (11,761 SF)

Percent Leased: 100.0%  
 Transfer Tax: \$34.99

Financing: Down payment of \$87,475.00 (25.0%)

Parcel No: 1825-06-1-00-006

Document No: 0109582

Sale History: Sold on 4/26/2017  
 Sold for \$349,900 (\$132.54/SF) on 12/9/2016



**1st Net Real Estate Services, Inc., 3333 S. Wadsworth Blvd. Ste D-105**  
Lakewood, CO 80227 • Phone: 720-962-5750 • Fax: 720-962-5760 • Web: [1stnetre.com](http://1stnetre.com)

March 5, 2020

Adams County Assessor's Office  
4430 S. Adams County Parkway  
5<sup>th</sup> Floor Suite C5000A  
Brighton CO 80601-8204

Re: 4850 W. 80<sup>th</sup> Ave. Account# R0064210

To All Parties Concerned:

I have enclosed a Petition for Abatement for the tax year of 2019 for the above mentioned property.

Thank you

Dan George  
1<sup>st</sup> Net Real Estate Services, Inc.



Ken Musso  
Assessor



Assessor's Office  
4430 South Adams County Parkway  
2nd Floor, Suite C2100  
Brighton, CO 80601-8201  
Phone 720-523-6038  
Fax 720-523-6037  
www.adcogov.org

COUNTY BOARD OF EQUALIZATION

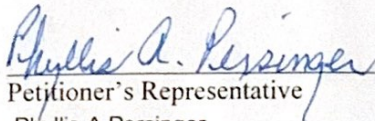
STIPULATION (As to Tax Year(s) 2019 Actual Value(s))

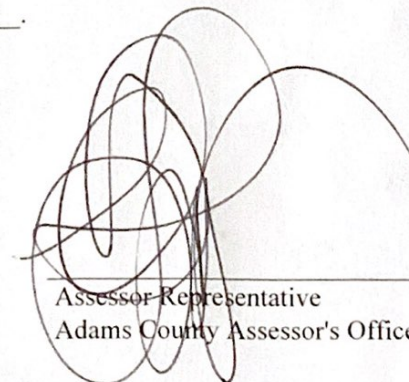
1. The property subject to this Stipulation is:  
Schedule No. (S): R0100719 Parcel No.(S) 01825-05-4-05-009
2. The subject property is classified as a Residential property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019 :

Land	\$105,000
Improvements	\$812,937
Total	\$917,937
4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2019 :

Land	\$105,000
Improvements	\$570,000
Total	\$675,000
5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2019.

DATED this: August 3, 2020

  
Petitioner's Representative  
Phyllis A Persinger  
2810 W 65th Place  
Denver, CO 80221

  
Assessor Representative  
Adams County Assessor's Office

**ASSESSOR'S RECOMMENDATION**  
**BOARD OF COUNTY COMMISSIONERS**

Parcel No : 01825-05-4-05-009

Date submitted: July 2, 2020

Owner Entity : Robert B Olivas and Phyllis A Persinger

Owner Address : 2810 W 65th Place

State : CO, 80221

**Property Location : NORTH LAWN GARDENS BLK: 2 LOT: 9**

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES			ASSESSOR'S ASSIGNED VALUES			ORIGINAL TAX WARRANT
		Actual Value		Assessed Value	Actual Value		Assessed Value	
REAL	100	L:	\$105,000	\$7,508	L:	\$105,000	\$7,510	A. Ratio 7.15%
		I:	\$539,237	\$38,555	I:	\$812,937	\$58,120	Mill Levy 122.420
TOTALS :			\$644,237	\$46,063		\$917,937	\$65,630	Original Tax \$8,034.42

***Petitioner's Statement :***

The owner provided no comments on the petition. However, a Realtor provided a letter indicating the square footage was not correct as well as issues pertaining to the location of the subject. The subject is in close proximity to a mobile home park as well as about 1.5 blocks east of Federal Blvd. The letter from the realtor is on file.

## Assessor's Report

**Situation :**

The subject property is a two story three unit property. The property has 19,602 sq ft lot. The home has a total of 15 rooms, 6 bedrooms and 4 bathrooms. The owner lives on site in the unit above the garage. The garage is very large and includes a 3/4 bath and laundry area. There is a single car garage door on the east site of the main level of the home. There are two detached garages (1 car and a 2 car) that are in poor condition and not useable as a garage. No value given to these two buildings. It is noted that the owner occupies one of the three units.

**Action :**

The subject property was inspected on 7.27.2020 at 9am. The individual units were not inspected per the owner request; however, the interior of the garage was inspected. The building was measured as well as the garage to get a more accurate square footage of the improvements. The property was in average condition.

***Recommendation :***

Upon further review, a reduction in value appears warranted. **PLEASE NOTE: THE OWNER HAS THE SENIOR EXEMPTION.**

### ASSESSOR'S RECOMMENDED ADJUSTMENT

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund	
REAL	100	L:	\$105,000	\$7,510	L: \$105,000	\$7,510	\$2,125.21
		I:	\$812,937	\$58,120	I: \$570,000	\$40,760	
TOTALS :			\$917,937	\$65,630	\$675,000	\$48,270	\$5,909.21

*Eric J Norberg*

August 3, 2020

Date \_\_\_\_\_

Residential Appraiser III, Adams County Assessor's Office

Colorado Licensed Appraiser AL01323002



# PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received \_\_\_\_\_  
(Use Assessor's or Commissioners' Date Stamp)

**RECEIVED**

JUL 02 2020

## Section I: Petitioner, please complete Section I only.

Date: 7 2 2020  
Month Day Year

Petitioner's Name: Robert B. Olivas and Phyllis A. Persinger

Petitioner's Mailing Address: 2810 W. 65th Place

Denver  
City or Town

CO  
State

80221  
Zip Code

SCHEDULE OR PARCEL NUMBER(S)

R0100719

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

2810 W. 65th Place Denver CO

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

Petitioner's estimate of value:

\$ 644,237 2019  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Phyllis A. Persinger  
Petitioner's Signature

Daytime Phone Number 303 910-3789

Email possum67879@yahoo.com

Robert B. Olivas  
Agent's Signature

Daytime Phone Number ( ) same

Printed Name: \_\_\_\_\_

Email \_\_\_\_\_

\*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

## Section II:

## Assessor's Recommendation (For Assessor's Use Only)

Tax Year \_\_\_\_\_

	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

☐ Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☐ Assessor recommends denial for the following reason(s): \_\_\_\_\_

**RECEIVED**

Assessor's or Deputy Assessor's Signature \_\_\_\_\_

15-DPT-AR No. 920-66/17

JUL 02 2020

OFFICE OF THE  
ADAMS COUNTY ASSESSOR

**FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY**  
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

**Section III: Written Mutual Agreement of Assessor and Petitioner**  
(Only for abatements up to \$10,000)

The Commissioners of \_\_\_\_\_ County authorize the Assessor by Resolution No. \_\_\_\_\_ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature \_\_\_\_\_

Date \_\_\_\_\_

Assessor's or Deputy Assessor's Signature \_\_\_\_\_

Date \_\_\_\_\_

**Section IV: Decision of the County Commissioners**  
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of \_\_\_\_\_ County, State of Colorado, at a duly and lawfully called regular meeting held on \_\_\_\_/\_\_\_\_/\_\_\_\_, at which meeting there were present the following members:

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor \_\_\_\_\_ (being present--not present) and

Petitioner \_\_\_\_\_ Name \_\_\_\_\_ (being present--not present), and WHEREAS, the said County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (~~agrees--does not agree~~) with the recommendation of the Assessor, and that the petition be (~~approved--approved in part--denied~~) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
------	----------------	--------------------

\_\_\_\_\_  
Chairperson of the Board of County Commissioners' Signature

I, \_\_\_\_\_ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
Month Year

\_\_\_\_\_  
County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

**Section V: Action of the Property Tax Administrator**  
(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby

☐ Approved ☐ Approved in part \$ \_\_\_\_\_ ☐ Denied for the following reason(s): \_\_\_\_\_

Secretary's Signature \_\_\_\_\_

Property Tax Administrator's Signature \_\_\_\_\_

Date \_\_\_\_\_



Adams County Assessor  
4430 S Adams County Pkwy C2100  
Brighton, CO 80601

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Permit #4033  
Denver, CO

# 2019 REAL PROPERTY VALUATION INSIDE

This is not a tax bill

T94 P1 165 53992

\*\*\*\*\*AUTO\*\*5-DIGIT 8022  
OLIVAS ROBERT B AND PERSINGER PHYLLIS A  
2810 W 65TH PL  
DENVER CO 80221-2210



## 2019 REAL PROPERTY PROTEST FORM

The options to file an appeal are: online at [www.adcogov.org/assessor](http://www.adcogov.org/assessor), complete the form and mail/fax it to the Assessor, email the form to the Assessor at [assessor@adcogov.org](mailto:assessor@adcogov.org) or appeal in person at Adams County Assessor, 4430 S. Adams County Pkwy, Brighton, CO 80601 by June 3, 2019.

ACCOUNT NUMBER: R0100719

PROPERTY OWNER: OLIVAS ROBERT B AND PERSINGER PHYLLIS A

TO APPEAL ACCOUNT R0100719 CHECK HERE ☒

YOUR REASON FOR APPEALING VALUE IS: See attached paperwork and realtor's letter

Please attach additional information if necessary.

I, the undersigned owner or agent of the property identified above, affirm that the statements contained herein and on any attachments hereto, are true and complete.

Phyllis A. Persinger Robert B. Olivas 303-910-3789 6-8-2020  
Signature Telephone Number Date  
possum67870@yahoo.com  
E-Mail Address

**AGENT AUTHORIZATION:** You must provide written authorization if you are using an agent.

The agent's name, mailing address, e-mail address, and telephone number must be provided.

**YOUR RIGHT TO APPEAL THE PROPERTY VALUATION AND/OR THE CLASSIFICATION TO THE ASSESSOR EXPIRES JUNE 3, 2019**

If the date for filing any document falls upon a Saturday or legal holiday, it shall be deemed timely filed if postmarked or received on the next business day. 39-1-120(3). C.R.S.

**2019 REAL PROPERTY NOTICE OF VALUATION**

In order to save postage and printing costs, this is a condensed version of your Notice of Valuation. See your entire Notice of Valuation including a listing of the characteristics of your property that are germane to value, further details on the protest and appeals process, sales data for researching your valuation and an online protest filing application on our website at [www.adcogov.org/assessor](http://www.adcogov.org/assessor).

Account  
R0100719

Property Address/Description  
2810 W 65TH PL #1  
SUB:NORTH LAWN GARDENS BLK:2 LOT:9

Access key  
157344887985

**\*\*IMPORTANT\*\***. You must have the information on this postcard to appeal online.

Classification	Prior	Current	Difference
RESIDENTIAL	506,381	917,937	+411,556
Land 105,000			
Building 812,937			
TOTAL	506,381	917,937	+411,556

For appeals involving more than one account, please submit by mail or in person.  
If you are unable to view your Notice of Valuation online, please call us at (720) 523-6038.  
Seniors 65 and over who have lived in their home for over 10 years and Disabled Veterans may qualify for a property tax exemption. Visit the Assessor's website at [www.adcogov.org/assessor](http://www.adcogov.org/assessor) or call (720) 523-6038 for more information.

☐ Check here if new address

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Post Office will not  
deliver mail without  
proper postage.

ADAMS COUNTY ASSESSORS OFFICE  
4430 S ADAMS COUNTY PKWY STE C2100  
BRIGHTON CO 80601-8201



CORRECTIONS TO ADAMS COUNTY PUBLIC RECORDS

2810 W. 65<sup>th</sup> Place

Unincorporated Adams County

Denver CO 80221

Account No: R0100719

Owner: Olivas, Robert B.  
Persinger, Phyllis A.

	Current	Correction
Lot Size:	0.45 Acre	0.45 Acre
Type of Building:	Duplex/Triplex (Owners live in Unit #3)	Triplex
Number of Stories:	One	Two
Rooms:	15 (counting bathrooms	15 (same
Baths:	3	4
Bedrooms:	9	6
Heat:	Forced Air Heat	Hot Water Heat
Cooling:	Central	Window A/Cs

*Phyllis Persinger*

**RECEIVED**

JUL 02 2020

OFFICE OF THE  
ADAMS COUNTY ASSESSOR



9	4,336	19,602	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
3	1986	DUPLEX	N/A
Baths	Yr Built	Type	Sale Date

## Owner Information

Owner Name:	Olivas Robert B	Mailing Zip:	80221
Owner Name 2:	Persinger Phyllis A	Mailing ZIP 4:	2210
Mailing Address:	2810 W 65th Pl	Mailing Carrier Route:	C012
Mailing City & State:	Denver, CO	Owner Occupied:	Yes

## Location Information

Property Zip:	80221	Census Tract:	95.02
Property Zip4:	2210	Neighborhood Code:	Unincorporated Adams-200
Property Carrier Route:	C012	Neighborhood Name (OnBoard):	Stites Mobile Home Community
School District:	Westminster Pub Schl	Township:	03S
Elementary School:	F. M. Day	Range:	68W
Middle School:	Scott Carpenter	Section:	05
High School:	Westminster	Quarter:	SE
Subdivision:	North Lawn Gardens	Block:	2
Zoning:	R-2	Lot:	9

## Tax Information

PIN:	R0100719	% Improved:	89%
Alternate PIN:	1825-05-4-05-009	Tax District:	495
Schedule Number:	R0100719		
Legal Description:	SUB:NORTH LAWN GARDENS BLK:2 LOT:9		

## Assessment &amp; Tax

Assessment Year	2019	2018	2017
Market Value - Land	\$105,000	\$90,000	\$90,000
Market Value - Improved	\$812,937	\$416,381	\$416,381
Market Value - Total	\$917,937	\$506,381	\$506,381
Assessed Value - Land	\$7,510	\$6,480	\$6,480
Assessed Value - Improved	\$58,120	\$29,980	\$29,980
Assessed Value - Total	\$65,630	\$36,460	\$36,460
YOY Assessed Change (%)	80.01%	0%	
YOY Assessed Change (\$)	\$29,170	\$0	
Tax Year	Total Tax	Change (\$)	Change (%)
2017	\$3,177		
2018	\$3,623	\$447	14.06%
2019	\$7,159	\$3,536	97.58%

## Characteristics

Lot Frontage:	98	Bldg Sq Ft - 2nd Floor:	2,320
Lot Depth:	200	# Buildings:	1
Lot Acres:	0.45	Total Rooms:	15
Lot Sq Ft:	19,602	Bedrooms:	9
Lot Shape:	Dxt	Baths - Total:	3

Courtesy of Sonja Arney, REcolorado

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

## Property Detail

Generated on 06/09/2020

Page 1 of 3

Land Use - County:	<b>Duplex/Triplex</b>	Baths - Full:	<b>3</b>
Land Use - CoreLogic:	<b>Duplex</b>	Stories:	<b>1</b>
Building Type:	<b>Triplex</b>	Cooling Type:	<b>Central</b>
Style:	<b>Duplex</b>	Heat Type:	<b>Forced Air</b>
Year Built:	<b>1986</b>	Garage Type:	<b>Carport</b>
Bldg Sq Ft - Above Ground:	<b>4,336</b>	Roof Material:	<b>Composition Shingle</b>
Bldg Sq Ft - Total:	<b>4,336</b>	Construction:	<b>Frame</b>
Bldg Sq Ft - Finished:	<b>4,336</b>	Exterior:	<b>Frame</b>
Bldg Sq Ft - 1st Floor:	<b>2,016</b>	Quality:	<b>Average</b>

## Features

Feature Type	Size/Qty
Allowance	3
Bath 4	3
Gable	250
Open Slab	432
Second Floor	2,320
First Floor	2,016
Building Description	Building Size
Duplex	1

## Estimated Value

Value As Of: **05/28/2020**

## Last Market Sale & Sales History

Owner Name:	<b>Olivas Robert B</b>	Owner Name 2:	<b>Persinger Phyllis A</b>
Sale Date	<b>01/21/1999</b>	<b>11/19/1990</b>	<b>12/15/1986</b>
Sale Price		<b>\$6,000</b>	
Nominal	Y	Y	Y
Buyer	<b>Olivas Robert B</b>	<b>Olivas Robert B</b>	<b>Olivas Robert B</b>
Seller	<b>Olivas Robert B</b>	<b>Olivas Robert B &amp; Olivas A H J</b>	<b>Olivas Robert B</b>
Document Number	<b>5629-144</b>	<b>3735-108</b>	<b>3264-561</b>
Document Type	<b>Quit Claim Deed</b>	<b>Quit Claim Deed</b>	<b>Quit Claim Deed</b>
Title Company	<b>Land Title Insurance Co.</b>		

## Mortgage History

<b>Mortgage Date</b>	<b>03/07/2016</b>	<b>09/07/2012</b>	<b>11/19/2007</b>	<b>02/26/2003</b>	<b>07/11/2001</b>
<b>Mortgage Amount</b>	<b>\$10,000</b>	<b>\$173,200</b>	<b>\$25,000</b>	<b>\$180,000</b>	<b>\$28,350</b>
<b>Mortgage Lender</b>	<b>Vectra Bk/Co</b>	<b>Vectra Bk/Co Na</b>	<b>Vectra Bk/Co Na</b>	<b>Vectra Bk/Co Na</b>	<b>Vectra Bk/Co Na</b>
<b>Borrower</b>	<b>Olivas Robert B</b>	<b>Olivas Robert B</b>	<b>Olivas Robert B</b>	<b>Olivas Robert B</b>	<b>Olivas Robert</b>
<b>Borrower</b>	<b>Persinger Phyllis A</b>	<b>Persinger Phyllis A</b>	<b>Persinger Phyllis A</b>	<b>Persinger Phyllis A</b>	<b>Olivas Robert</b>
<b>Mortgage Type</b>	<b>Conventional</b>	<b>Conventional</b>	<b>Conventional</b>	<b>Conventional</b>	<b>Conventional</b>
<b>Mortgage Purpose</b>	<b>Refi</b>	<b>Refi</b>	<b>Refi</b>	<b>Refi</b>	<b>Refi</b>
<b>Mortgage Int Rate</b>	<b>Adjustable Int Rate</b>		<b>Adjustable Int Rate</b>	<b>Fixed Rate Loan</b>	
<b>Type</b>	<b>Loan</b>		<b>Loan</b>		
<b>Mortgage Term</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>15</b>
<b>Mortgage Term</b>	<b>Years</b>	<b>Years</b>	<b>Years</b>	<b>Years</b>	<b>Years</b>
<b>Title Company</b>	<b>Indecomm Global Svcs</b>	<b>Stewart Title</b>	<b>United General Title Insurance</b>	<b>Security Title Co</b>	
<b>Mortgage Date</b>	<b>01/26/2001</b>	<b>09/29/1999</b>	<b>09/16/1999</b>		
<b>Mortgage Amount</b>	<b>\$177,000</b>	<b>\$167,000</b>	<b>\$5,415</b>		
<b>Mortgage Lender</b>	<b>Vectra Bk/Co Na</b>	<b>Vectra Bk/Co Na</b>	<b>Norwest Hm Improvement Inc</b>		
<b>Borrower</b>	<b>Olivas Robert B</b>	<b>Olivas Robert B</b>	<b>Olivas Robert B</b>		
<b>Borrower</b>					
<b>Mortgage Type</b>	<b>Conventional</b>	<b>Conventional</b>	<b>Conventional</b>		
<b>Mortgage Purpose</b>	<b>Refi</b>	<b>Refi</b>	<b>Refi</b>		
<b>Mortgage Int Rate</b>					
<b>Type</b>					

Courtesy of Sonja Arney, REcolorado

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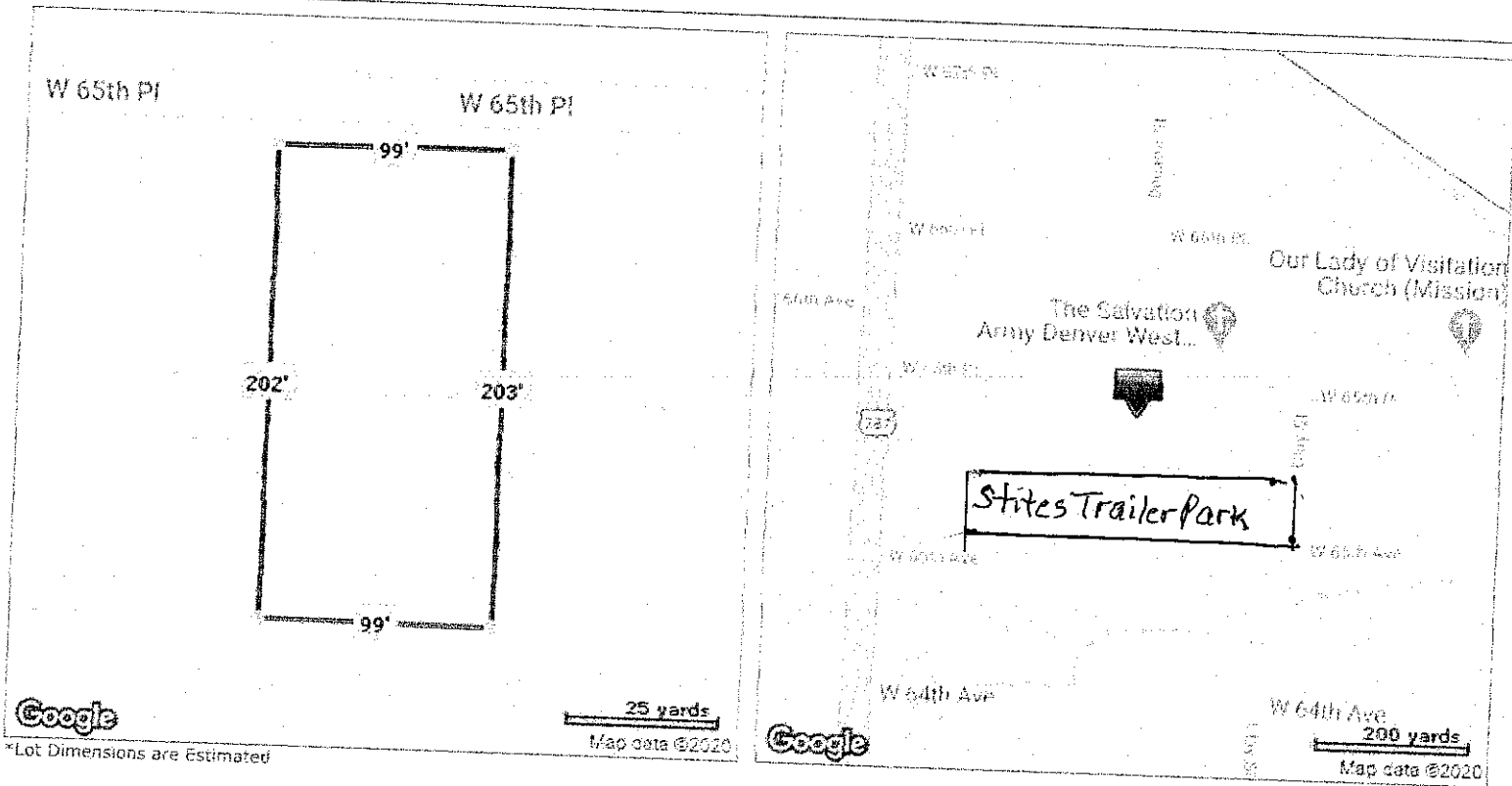
**Property Detail**

Generated on 05/08/2020

Page 2 of 3

Mortgage Term	30	
Mortgage Term	Years	
Title Company	Wasatchland Title	Land Title Insurance Co.

## Property Map



Courtesy of Sonja Arney, REcolorado

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## Property Detail

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Page 3 of 3



0 of 110

Checked 0

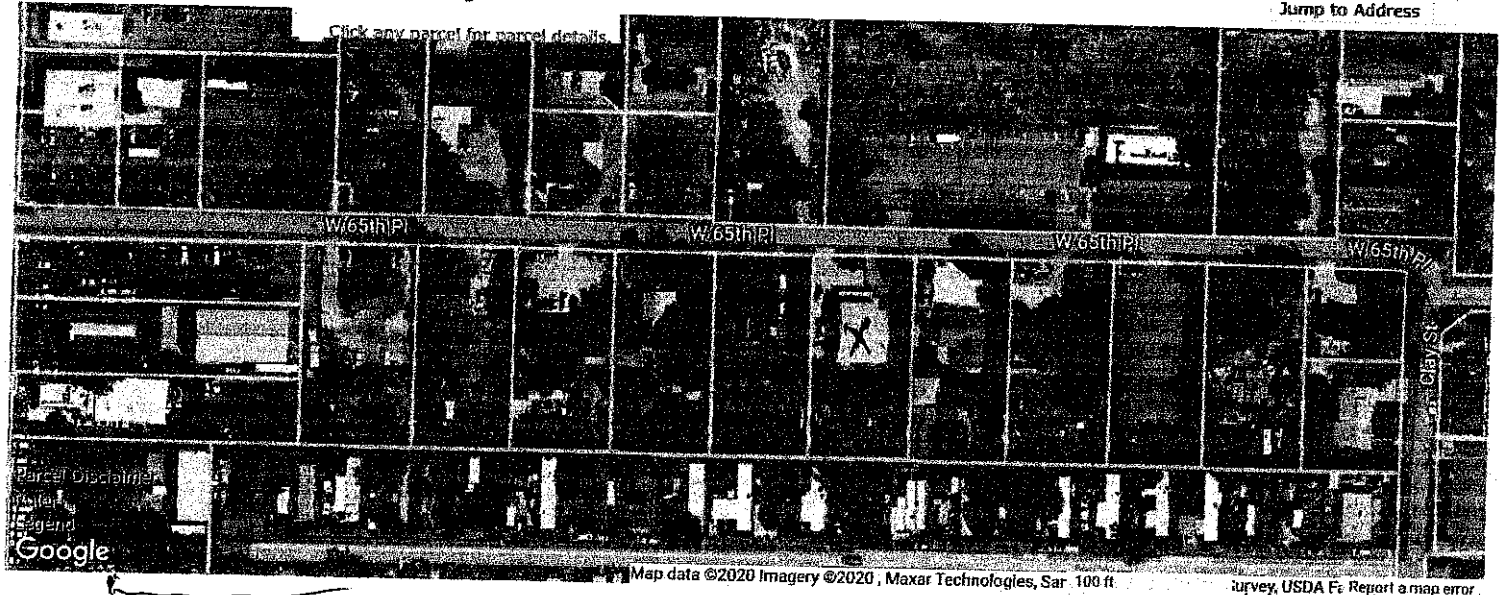
All · None · Page ·

Criteria

Map

Results

Jump to Address



Property Type is 'Residential Income'

Mls Status is 'Active'

Originating System Name is one of 'REcolorado', 'REcolorado (ROCC)', 'REcolorado (SSBR)'

Ordered by Mls Status, Standard Status, Current Price descending, Originating System Name descending

Found 110 results in 0.16 seconds.

↑ Trailer park behind  
2810 W. 65th Place

Typical of Industrial  
IN AREA

N/A	N/A	17,400	N/A
Beds	Bldg. Sq. Ft.	Lot Sq. Ft.	Sale Price
N/A	N/A	COM-NEC	N/A
Baths	Yr. Built	Type	Sale Date

## Owner Information

Owner Name:	Webb Frederick R	Mailing Zip:	80212
Mailing Address:	Po Box 12010	Mailing ZIP 4:	0010
Mailing City & State:	Denver, CO	Mailing Carrier Route:	8001

## Location Information

Property Zip:	80221	Neighborhood Code:	Commercial-5
School District:	Westminster Pub Schl	Township:	03S
Elementary School:	F. M. Day	Range:	68W
Middle School:	Scott Carpenter	Section:	05
High School:	Westminster	Quarter:	SE
Subdivision:	North Lawn Gardens	Block:	2
Zoning:	C-5	Lot:	1
Census Tract:	95.02		

## Tax Information

PIN:	R0100744	Schedule Number:	R0100744
Alternate PIN:	1825-05-4-05-039	Tax District:	495
Legal Description:	SUB:NORTH LAWN GARDENS BLK:2 DESC: LOT 1 EXC S 16/5 FT OF W 160 FT		

## Assessment &amp; Tax

Assessment Year	2019	2018	2017
Market Value - Land	\$139,200	\$139,200	\$139,200
Market Value - Total	\$139,200	\$139,200	\$139,200
Assessed Value - Land	\$40,370	\$40,370	\$40,370
Assessed Value - Total	\$40,370	\$40,370	\$40,370
YOY Assessed Change (%)	0%	0%	0%
YOY Assessed Change (\$)	\$0	\$0	\$0
Tax Year	Total Tax	Change (\$)	Change (%)
2017	\$4,383		
2018	\$4,999	\$616	14.06%
2019	\$4,942	-\$57	-1.14%

## Characteristics

Lot Acres:	0.3994	Land Use - County:	Misc Commercial Land
Lot Sq Ft:	17,400	Land Use - CoreLogic:	Commercial (NEC)

## Estimated Value

Value As Of:	05/28/2020
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## Last Market Sale &amp; Sales History

Owner Name:	Webb Frederick R
-------------	------------------

Courtesy of Sanja Arney, REcolorado

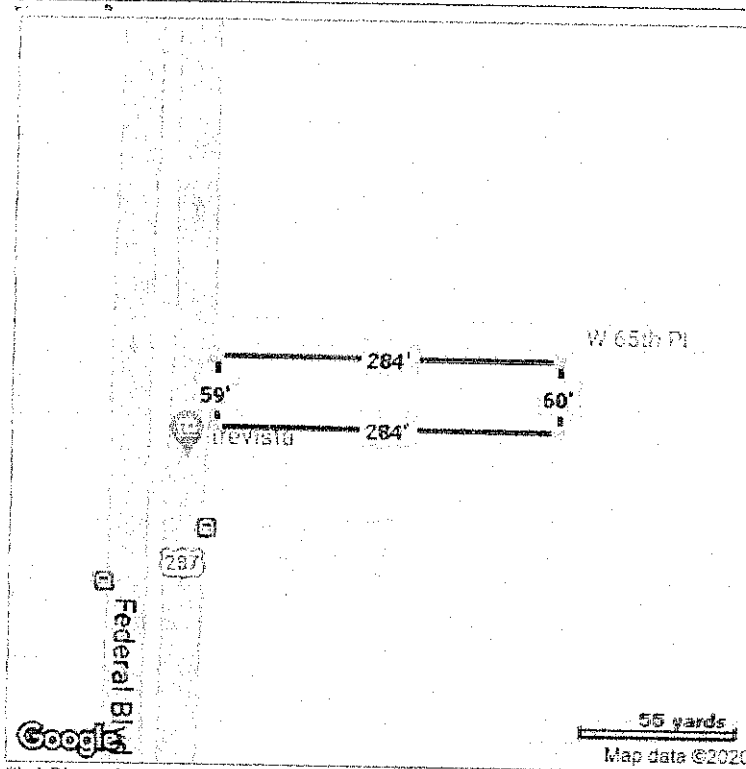
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Property Detail

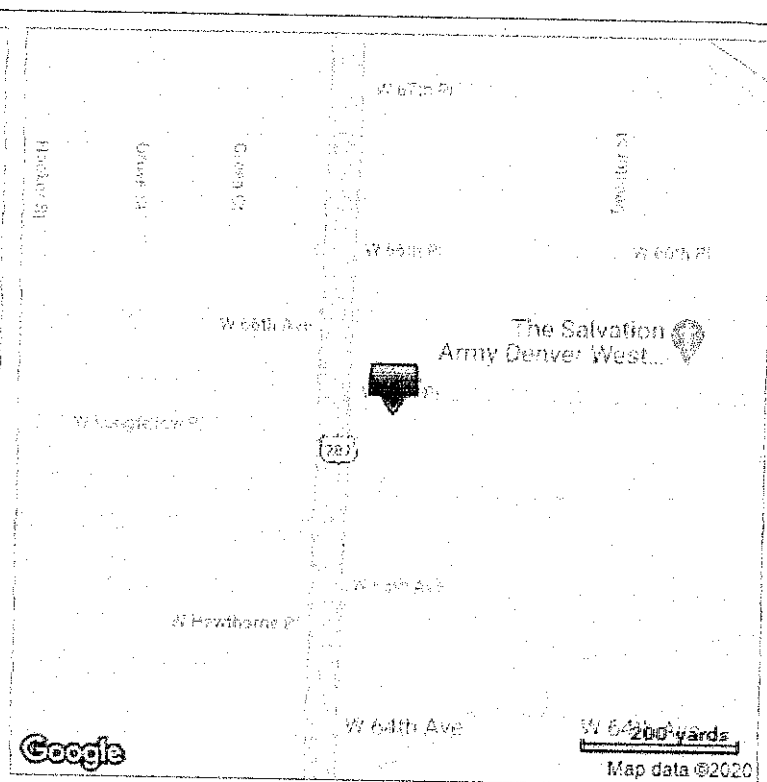
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Page 1 of 2

# Property Map



\*Lot Dimensions are Estimated



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**Property Detail**

Generated on 06/08/2020

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Sell your home for more,  
pay a 1% listing fee  
when you sell and buy

Estimated sale price

\$653,000 - \$721,000

Schedule Selling Consultation

It's free, with no obligation - cancel anytime

## Redfin Estimate for 2810 W 65th Pl

Edit Home Facts to improve accuracy.

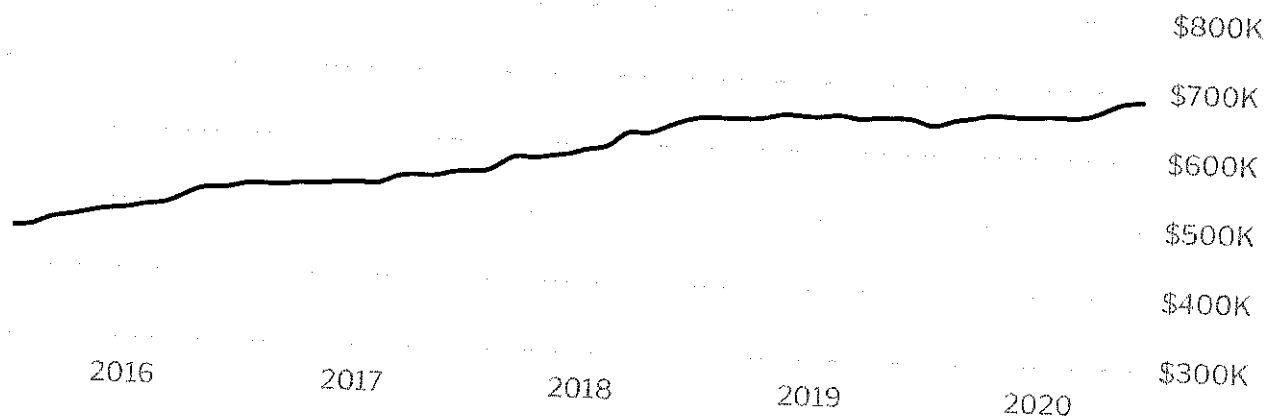
Create an Owner Estimate

\$686,419

June 2020

Track This Estimate

1 year 5 years



Redfin Estimate based on recent home sales.

## Homeowner Tools

Edit home facts

Review property details and add renovations.



Movoto ★ ★ ★ ★ ★

Denver Agent

I'm happy to give you a quick call to answer all your questions about this home and schedule a tour, in person or virtually.

Full Name

Email

Phone

We'll call you within the next business hour. Click to consent to receive text messages, calls (direct, autodialed, or prerecorded even if on the Do Not Call list) and/or emails from Movoto or our partner. Consent is not required to receive Real Estate services.

Get In Touch

Laguna Hills

Wheat Ridge

4.51

12

Commerce City

4.67

12

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cs&associates

12191 w 64th avenue | suite 304  
arvada, colorado 80004  
303.422.7992 o

May 20, 2020

To whom it may concern,

I'm writing in behalf of my clients Phyllis Persinger and Robert Olivas for whom I currently manage an investment property. The address of said property is 2810 W. 65<sup>th</sup> Place, Denver, CO 80221.

I have been made aware of the recent tax assessment on the property and have been asked to give my professional opinion on the value of the home.

When I looked at the tax records for this home, I noticed that the square footage does not seem to be correct as well as the number of bedrooms. The three units each have 2 bedrooms and a bathroom so there are only 6 bedrooms total. The combined square footage for the front 2 units is about 1500, so that leaves the back unit at 2800 square feet which is obviously incorrect. We have managed this property for close to 20 years and are very familiar with the area and condition of the property and can strongly suggest that the current assessment is unduly influenced by the inflated Colorado market as well as a slew of newer homes being built in the area.

If taken into consideration the condition of the property and the average price per square foot of homes built in the area, excluding the recent newly built homes which are in a different bracket, I would feel the value of the home to be about \$700,000.00.

My client has reached out to us in the past about possibly selling the home and asking for a possible value and we have never felt confident to list this home for anywhere close to what it is currently being assessed at. We have never had the home appraised, but I would imagine it would not appraise for close to the current assessed price as well.

I believe this assessment is mistakenly high due to a number of factors. Therefore, I have advised my client to get an appraisal done and to submit a formal notice of protest as they also feel the assessment is too high.

Thank you,

Jody Beckstead

CS & Associates Properties



June 8, 2020

To: Adams County Assessor's Office

From: Sonja Arney/Sonja Arney Properties  
Robert B Olivas and Phyllis A Persinger -Property Owners  
Subject: Appeal on Tax Assessment

Respected Sir,

A tax assessment was conducted by your department on our property recently on the dated in January 2020 and additionally the 2019 Real Property Notice of Valuation report that I received on May of 2020. There are considerable mistakes in tax assessment relative to the stats of the property, and I would like to appeal against the assessment.

According to the report, the total worth of my assessments is shown to be \$901793. But should be less even than the previously assessed amount of \$722471 which is indicated in the attached documentation. There are several other errors in the county's information on our property. This is a triplex and not a duplex and has 6 bedrooms not 8 bedrooms. Not to mention that the property is in a highly industrialized area among several other rental properties much larger than our property and industrial business locations within walking distance in the same block. Directly across the street as well as next door there are commercial properties. Because of these differences, the tax to be paid by me is a much higher value than the exact sum I should pay. I have enclosed all the supporting documents that support this claim. That documentation illustrates numerous similar properties in the Denver Metro that are in much more desirable locations and with assessment values considerably lower than the assessment placed on our property by Adams County. I request to make a re-evaluation of the assessment and make the necessary changes.

Additionally, only two of the units in our property are rental locations as we occupy the third unit. Thus, the income on this property is only for two units.



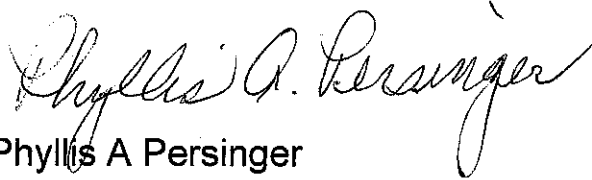
Regards,

A handwritten signature in cursive script that reads "Sonja Arney". The signature is fluid and extends to the right with a long, sweeping line.

Sonja Arney/Sonja Arney Properties/Broker

A handwritten signature in cursive script that reads "Robert B. Olivas". The signature is written in a clear, legible cursive style.

Robert B Olivas

A handwritten signature in cursive script that reads "Phyllis A. Persinger". The signature is written in a clear, legible cursive style.

Phyllis A Persinger

Sonja Arney  
SRES, SSC, REO Specialist, Realtor  
Sonja Arney Properties  
<https://www.sonjaarneyproperties.com/>  
Serving Denver Metro and Front Range  
Direct: 303-250-6008

Please view the comparable properties located within the block of the subject property.

A range of property evaluations for remarkably similar types of properties. The subject property value and assessment is much higher than the similar properties.

Note the industrial nature of the surrounding area. (Picture)

Also included are similar properties of the Denver and surrounding areas. These properties are in much more desirable areas with much lower assessment values.

Additionally, there are three properties that have been used for comparables for the subject property illustrating a disparity in assessment.



8	3,300	19,600	\$285,000
MLS Beds	MLS Sq Ft	Lot Sq Ft	Sale Price
4	1958	MLT FAM <10	12/17/2001
MLS Baths	Yr Built	Type	Sale Date

Expired Listing

## Owner Information

Owner Name:	<b>Kndv Verhey LLC</b>	Mailing ZIP 4:	<b>5017</b>
Mailing Address:	<b>6115 W 63rd Ave</b>	Mailing Carrier Route:	<b>C004</b>
Mailing City & State:	<b>Arvada, CO</b>	Owner Occupied:	<b>No</b>
Mailing Zip:	<b>80003</b>		

## Location Information

Property Zip:	<b>80221</b>	Census Tract:	<b>95.02</b>
Property Zip4:	<b>2236</b>	Neighborhood Code:	<b>North Central Adams County-65</b>
Property Carrier Route:	<b>C012</b>	Neighborhood Name (OnBoard):	<b>Stites Mobile Home Community</b>
School District:	<b>Westminster Pub Schl</b>	Township:	<b>03S</b>
Elementary School:	<b>F. M. Day</b>	Range:	<b>68W</b>
Middle School:	<b>Scott Carpenter</b>	Section:	<b>05</b>
High School:	<b>Westminster</b>	Quarter:	<b>SE</b>
Subdivision:	<b>North Lawn Gardens</b>	Block:	<b>2</b>
Zoning:	<b>R-2</b>	Lot:	<b>4</b>

## Tax Information

PIN:	<b>R0100714</b>	% Improved:	<b>83%</b>
Alternate PIN:	<b>1825-05-4-05-004</b>	Tax District:	<b>495</b>
Schedule Number:	<b>R0100714</b>		
Legal Description:	<b>SUB:NORTH LAWN GARDENS BLK:2 LOT:4</b>		

## Assessment &amp; Tax

Assessment Year	2019	2018	2017
Market Value - Land	\$98,000	\$98,000	\$98,000
Market Value - Improved	\$479,500	\$255,394	\$255,394
Market Value - Total	\$577,500	\$353,394	\$353,394
Assessed Value - Land	\$7,010	\$7,060	\$7,060
Assessed Value - Improved	\$34,280	\$18,390	\$18,390
Assessed Value - Total	\$41,290	\$25,450	\$25,450
YOY Assessed Change (%)	62.24%	0%	
YOY Assessed Change (\$)	\$15,840	\$0	
Tax Year	Total Tax	Change (\$)	Change (%)
2017	\$2,763		
2018	\$3,152	\$389	14.06%
2019	\$5,055	\$1,903	60.39%

## Characteristics

Lot Acres:	<b>0.45</b>	Baths - Total:	<b>4</b>
Lot Sq Ft:	<b>19,600</b>	MLS Total Baths:	<b>4</b>
Land Use - County:	<b>Multi-Unit 4-8 Unit</b>	Baths - Full:	<b>4</b>
Land Use - CoreLogic:	<b>Multi Family 10 Units Less</b>	Stories:	<b>1</b>

Courtesy of Sonja Arney, REcolorado

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Property Detail

Generated on 06/08/2020

Page 1 of 4

<b>Nominal</b>	Y	
<b>Buyer</b>	Bovaird Russell Allen	Bovaird Russell A
<b>Buyer</b>		
<b>Seller</b>	Bovaird Russell A & Mary Ann	Crotty Leo E
<b>Document Number</b>	4155-434	2944-767
<b>Document Type</b>	Quit Claim Deed	Warranty Deed
<b>Title Company</b>		

### Mortgage History

<b>Mortgage Date</b>	08/09/2012	01/27/2003	12/26/2001	08/08/1994	09/23/1993
<b>Mortgage Amount</b>	\$219,623	\$257,941	\$260,347	\$64,450	\$59,500
<b>Mortgage Lender</b>	First Option Lndg	Advantage Plus Mtg LLC	Jr Mtg Corp	Fbs Mtg Corp	Fbs Mtg Corp
<b>Borrower</b>	Verhey Nickolas B	Verhey Nickolas B	Verhey Nickolas	Poirier Leonard B	Bovaird Russell Allen
<b>Borrower</b>	Verhey Jennifer J	Verhey Jennifer	Verhey Jennifer	Poirier Mary Ann	
<b>Mortgage Type</b>	Fha	Fha	Fha	Conventional	Conventional
<b>Mortgage Purpose</b>	Nominal	Refi	Resale	Resale	Nominal
<b>Mortgage Int Rate</b>		6	7		
<b>Mortgage Int Rate Type</b>		Fixed Rate Loan			
<b>Mortgage Term</b>	30	30	30		
<b>Mortgage Term</b>	Years	Years	Years		

<b>Mortgage Date</b>	12/07/1984
<b>Mortgage Amount</b>	\$21,200
<b>Mortgage Lender</b>	
<b>Borrower</b>	Bovaird Russell A
<b>Borrower</b>	
<b>Mortgage Type</b>	Private Party Lender
<b>Mortgage Purpose</b>	Seller/Carry Back
<b>Mortgage Int Rate</b>	
<b>Mortgage Int Rate Type</b>	
<b>Mortgage Term</b>	
<b>Mortgage Term</b>	

Courtesy of Sonja Arney, REcolorado

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**Property Detail**

Generated on 06/08/2020

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Building Type: **Multi Family**  
 Year Built: **1958**  
 Bldg Sq Ft - Above Ground: **3,300**  
 Bldg Sq Ft - Total: **3,300**  
 Bldg Sq Ft - Finished: **3,300**  
 # Buildings: **1**  
 Total Rooms: **16**  
 Bedrooms: **8**

Cooling Type: **Central**  
 Heat Type: **Forced Air**  
 Roof Material: **Composition Shingle**  
 Construction: **Frame**  
 Exterior: **Frame**  
 Foundation: **Concrete**  
 Quality: **Average**  
 Equipment: **Whe**

## Features

Feature Type	Size/Qty
Avgunitsz	825
Open Slab	100
Acctsf	3,300
Allowance	4
Wood Roof	100
Open Slab	90
Open Slab	192
Uncovered Balcony	192
Water Heater	4
Bath 4	4
Building Description	Building Size
Apt 4-8 Units	1

## Estimated Value

Value As Of: **05/28/2020**

## Listing Information

MLS Listing Id: **6644488**      MLS Original List Price: **\$595,000**  
 MLS Days On Market: **29**      MLS Listing Contract Date: **05/31/2018**  
 MLS Status: **Expired**      MLS List Office Name: **HAPPY HOMES REAL ESTATE**  
 MLS Status Change Date: **10/17/2018**      MLS List Agent Full Name: **026115-Jennifer Verhey**  
 MLS Current Price: **\$543,000**

MLS Listing #	5906428	7145310	1124891
MLS Status	Expired	Expired	Expired
MLS Listing Price	\$944,000	\$385,000	\$295,000
MLS Orig Listing Price	\$944,000	\$385,000	\$295,000
MLS Listing Date	05/22/2018	01/30/2015	08/30/2012
MLS Listing Expiration Date	10/17/2018	06/30/2015	03/31/2013

## Last Market Sale & Sales History

Sale Date: **12/17/2001**      Sale Type: **Full**  
 Sale Price: **\$285,000**      Deed Type: **Warranty Deed**  
 Price per SqFt - Finished: **\$86.36**      Owner Name: **Kndv Verhey LLC**  
 Document Number: **C0904850**      Seller: **Poirier Leonard B & Mary A**

Sale Date	08/07/2012	07/25/2012	05/02/2006	12/17/2001	08/04/1994
Sale Price				\$285,000	\$92,100
Nominal	Y	Y	Y		
Buyer	Kndv Verhey LLC	Verhey Nickolas B & Jennifer J	Kndv Verhey LLC	Verhey Nickolas & Jennifer	Poirier Leonard B & Mary Ann
Buyer		Verhey Jennifer J		Verhey Jennifer	Poirier Mary Ann
Seller	Verhey Nickolas B & Jennifer J	Kndv Verhey LLC	Verhey Nickolas & Jennifer	Poirier Leonard B & Mary A	Bovaird Russell Allen
Document Number	90158	58586	629860	C0904850	4370-175
Document Type	Quit Claim Deed	Quit Claim Deed	Quit Claim Deed	Warranty Deed	Warranty Deed
Title Company		First Integrity Title		Transnation Title Ins Co	

Sale Date: **09/10/1993**  
 Sale Price: **\$120,000**

Courtesy of Sonja Arney, REcolorado

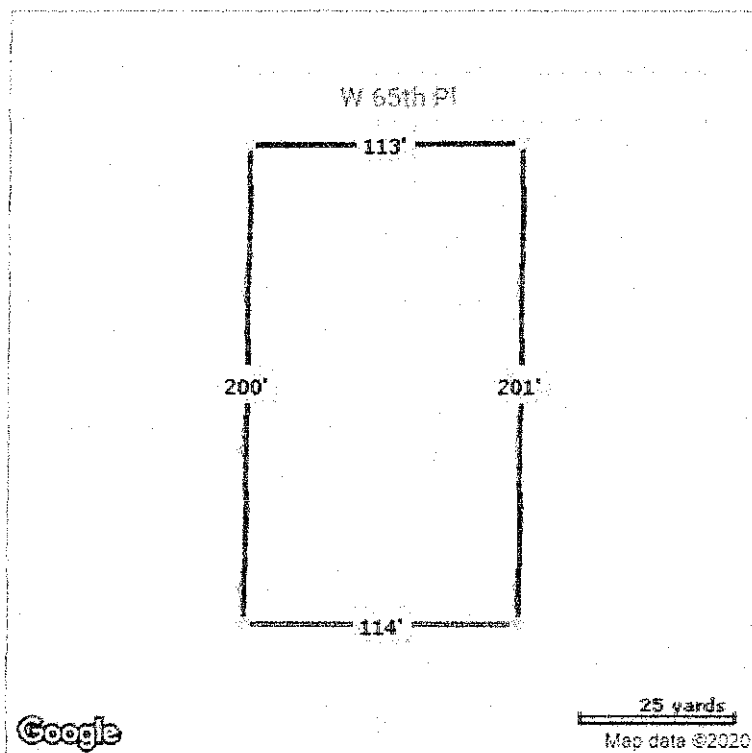
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**Property Detail**

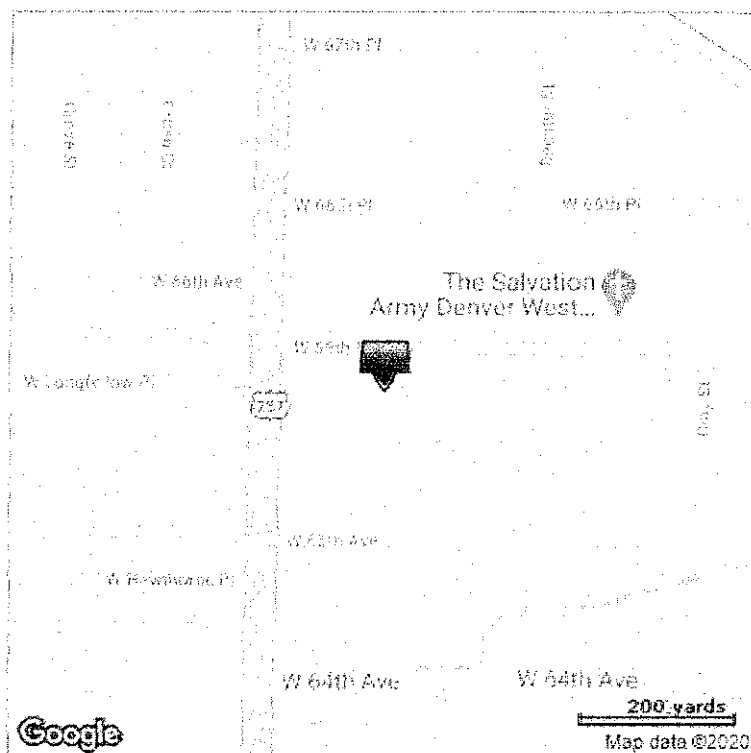
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## Property Map



\*Lot Dimensions are Estimated



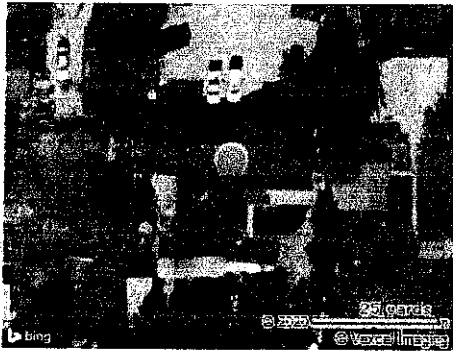
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**Property Detail**

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5	2,184	19,600	\$220,000
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS Sale Price
3	1949	DUPLEX	11/16/2010
MLS Baths	Yr Built	Type	MLS Sale Date

## Owner Information

Owner Name:	Granillo Jose Leonel Estrada	Mailing Zip:	80221
Owner Name 2:	Borunda Jose Estrada	Mailing ZIP 4:	2210
Mailing Address:	2850 W 65th Pl	Mailing Carrier Route:	C012
Mailing City & State:	Denver, CO	Owner Occupied:	No

## Location Information

Property Zip:	80221	Census Tract:	95.02
Property Zip4:	2210	Neighborhood Code:	Unincorporated Adams-200
Property Carrier Route:	C012	Neighborhood Name (OnBoard):	Stites Mobile Home Community
School District:	Westminster Pub Schl	Township:	03S
Elementary School:	F. M. Day	Range:	68W
Middle School:	Scott Carpenter	Section:	05
High School:	Westminster	Quarter:	SE
Subdivision:	North Lawn Gardens	Block:	2
Zoning:	R-2	Lot:	6

## Tax Information

PIN:	R0100716	% Improved:	82%
Alternate PIN:	1825-05-4-05-006	Tax District:	495
Schedule Number:	R0100716		
Legal Description:	SUB:NORTH LAWN GARDENS BLK:2 LOT:6		

## Assessment &amp; Tax

Assessment Year	2019	2018	2017
Market Value - Land	\$105,000	\$90,000	\$90,000
Market Value - Improved	\$494,107	\$209,292	\$209,292
Market Value - Total	\$599,107	\$299,292	\$299,292
Assessed Value - Land	\$7,510	\$6,480	\$6,480
Assessed Value - Improved	\$35,330	\$15,070	\$15,070
Assessed Value - Total	\$42,840	\$21,550	\$21,550
YOY Assessed Change (%)	98.79%	0%	
YOY Assessed Change (\$)	\$21,290	\$0	
Tax Year	Total Tax	Change (\$)	Change (%)
2017	\$2,340		
2018	\$2,669	\$329	14.06%
2019	\$5,244	\$2,576	96.53%

## Characteristics

Lot Frontage:	98	Bedrooms:	5
Lot Depth:	200	Baths - Total:	3
Lot Acres:	0.45	MLS Total Baths:	3
Lot Sq Ft:	19,600	Baths - Full:	3
Land Use - County:	Duplex/Triplex	Stories:	1

Courtesy of Sonja Arney, REcolorado

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## Property Detail

Generated on 05/08/2020

Page 1 of 4

Land Use - CoreLogic:	<b>Duplex</b>	Cooling Type:	<b>Central</b>
Building Type:	<b>Duplex</b>	Heat Type:	<b>Forced Air</b>
Style:	<b>Duplex</b>	Garage Type:	<b>Attached Garage</b>
Year Built:	<b>1949</b>	Garage Sq Ft:	<b>504</b>
Bldg Sq Ft - Above Ground:	<b>2,184</b>	Roof Material:	<b>Composition Shingle</b>
Bldg Sq Ft - Total:	<b>2,184</b>	Construction:	<b>Frame</b>
Bldg Sq Ft - Finished:	<b>2,184</b>	Exterior:	<b>Frame</b>
Bldg Sq Ft - 1st Floor:	<b>2,184</b>	Quality:	<b>Good</b>
# Buildings:	<b>1</b>	Equipment:	<b>Whe, Ssk</b>
Total Rooms:	<b>10</b>		

## Features

Feature Type	Size/Qty
Water Heater	2
Attached	504
Bath 4	3
Sink Standard	2
Wood Roof	80
Allowance	2
Laundry Facility	2
Building Description	Building Size
Single Family	1

## Estimated Value

Value As Of: **05/28/2020**

## Listing Information

MLS Listing Id:	<b>940487</b>	MLS Listing Contract Date:	<b>10/18/2010</b>
MLS Days On Market:	<b>18</b>	MLS Close Date:	<b>11/16/2010</b>
MLS Status:	<b>Closed</b>	MLS List Office Name:	<b>RE/MAX PROFESSIONALS</b>
MLS Status Change Date:	<b>11/16/2010</b>	MLS List Agent Full Name:	<b>27101g-Glen Cary</b>
MLS Current Price:	<b>\$229,900</b>	MLS Buyer Agent Full Name:	<b>Nmlsa-Non Mls Agent</b>
MLS Original List Price:	<b>\$235,000</b>	MLS Buyer Office Name:	<b>NON MLS PARTICIPANT</b>
MLS Close Price:	<b>\$220,000</b>		
<b>MLS Listing #</b>	<b>934935</b>	<b>875980</b>	<b>867080</b>
<b>MLS Status</b>	<b>Withdrawn</b>	<b>Withdrawn</b>	<b>Withdrawn</b>
<b>MLS Listing Price</b>	<b>\$229,900</b>	<b>\$105,000</b>	<b>\$105,000</b>
<b>MLS Orig Listing Price</b>	<b>\$235,000</b>	<b>\$105,000</b>	<b>\$105,000</b>
<b>MLS Listing Close Price</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>MLS Listing Date</b>	<b>09/30/2010</b>	<b>04/19/2010</b>	<b>03/29/2010</b>

## Last Market Sale & Sales History

Sale Date:	<b>Tax: 10/20/2010 MLS: 11/16/2010</b>		Deed Type:	<b>Warranty Deed</b>	
Sale Price:	<b>\$220,000</b>		Owner Name:	<b>Granillo Jose Leonel Estrada</b>	
Price per SqFt - Finished:	<b>\$100.73</b>		Owner Name 2:	<b>Borunda Jose Estrada</b>	
Document Number:	<b>80252</b>		Seller:	<b>Denver Arizona LLC</b>	
<b>Sale Date</b>	<b>10/20/2010</b>	<b>12/22/2009</b>	<b>01/30/2003</b>	<b>04/14/1995</b>	<b>09/10/1993</b>
<b>Sale Price</b>	<b>\$220,000</b>	<b>\$136,000</b>	<b>\$101,484</b>	<b>\$85,100</b>	<b>\$64,000</b>
<b>Buyer</b>	<b>Granillo Jose L E</b>	<b>Denver Arizona LLC</b>	<b>Jones Samuel L</b>	<b>Agado Arnoldo &amp; Theresa</b>	<b>Mora Mike &amp; Dolores</b>
<b>Buyer</b>	<b>Borunda Jose E</b>			<b>Agado Theresa</b>	<b>Mora Dolores</b>
<b>Seller</b>	<b>Denver Arizona LLC</b>	<b>Jones Samuel L</b>	<b>Agado Arnoldo &amp; Theresa</b>	<b>Mora Mike &amp; Dolores</b>	<b>Nagy Paul A</b>
<b>Document Number</b>	<b>80252</b>	<b>96806</b>	<b>C1091184</b>	<b>4507-901</b>	<b>4150-943</b>
<b>Document Type</b>	<b>Warranty Deed</b>	<b>Warranty Deed</b>	<b>Warranty Deed</b>	<b>Warranty Deed</b>	<b>Warranty Deed</b>
<b>Title Company</b>	<b>Other</b>	<b>Land Title Guarantee</b>	<b>Security Title Co</b>		

## Mortgage History

Courtesy of Sonja Arney, REcolorado

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**Property Detail**

Generated on: 05/03/2020

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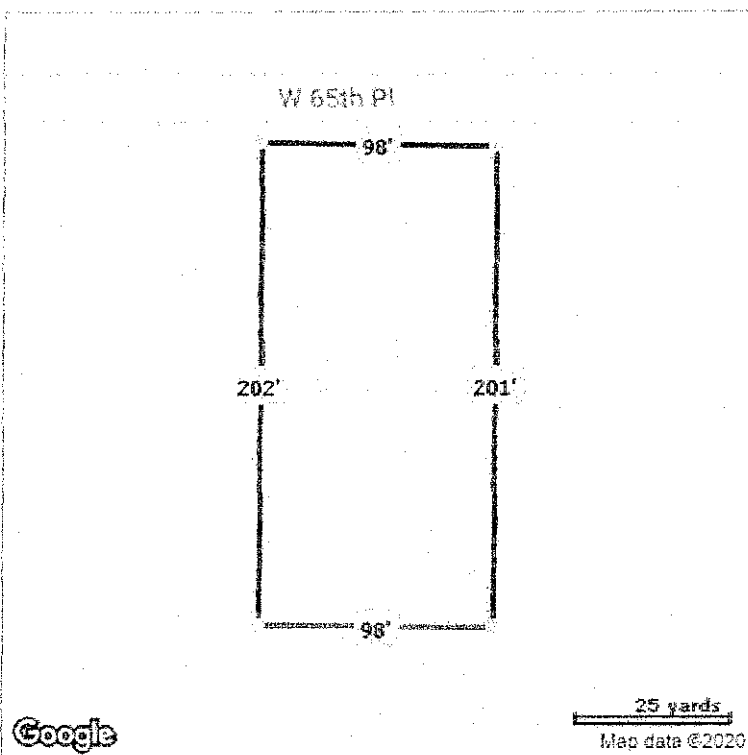
<b>Mortgage Date</b>	06/10/2019	11/18/2010	12/31/2009	02/02/2006	02/02/2006
<b>Mortgage Amount</b>	\$350,000	\$217,076	\$94,500	\$37,500	\$267,600
<b>Mortgage Lender</b>	Dsw Mtg Inc	Guild Mtg Co	Solera Nat'l Bk	Greenpoint Mtg Fndg	Greenpoint Mtg Fndg
<b>Borrower</b>	Borunda Jose E	Granillo Jose L E	Denver Arizona LLC	Jones Samuel L	Jones Samuel L
<b>Borrower</b>	Granillo Jose L E	Borunda Jose E			
<b>Mortgage Type</b>	Conventional	Fha	Conventional	Conventional	Conventional
<b>Mortgage Purpose</b>	Refi	Resale	Resale	Refi	Refi
<b>Mortgage Int Rate</b>					
<b>Mortgage Int Rate Type</b>			Adjustable Int Rate Loan	Fixed Rate Loan	Adjustable Int Rate Loan
<b>Mortgage Term</b>	30	30		15	30
<b>Mortgage Term</b>	Years	Years		Years	Years
<b>Title Company</b>				Attorneys Title Guaranty Fund	Attorneys Title Guaranty Fund

<b>Mortgage Date</b>	11/17/2005	11/22/2004	03/15/2004
<b>Mortgage Amount</b>	\$1,063	\$239,000	\$39,000
<b>Mortgage Lender</b>	Colonial Bk	Colonial Bk	Colonial Bk
<b>Borrower</b>	Jones Samuel L	Jones Samuel L	Jones Samuel L
<b>Borrower</b>			
<b>Mortgage Type</b>			Conventional
<b>Mortgage Purpose</b>	Construction	Construction	Refi
<b>Mortgage Int Rate</b>			
<b>Mortgage Int Rate Type</b>	Fixed Rate Loan	Fixed Rate Loan	Fixed Rate Loan
<b>Mortgage Term</b>	1	1	
<b>Mortgage Term</b>	Years	Years	
<b>Title Company</b>			

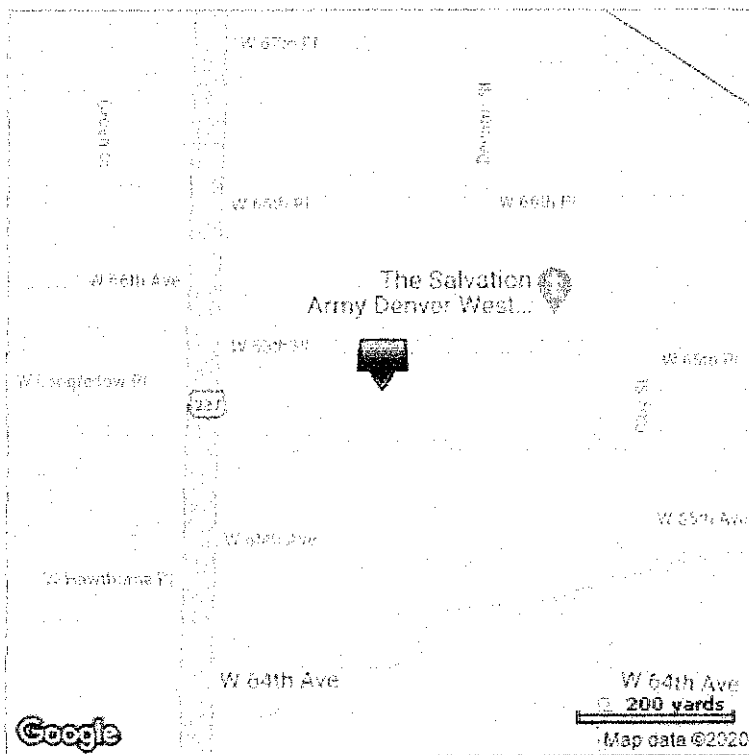
## Foreclosure History

<b>Document Type</b>	Release Of Lis Pendens/Notice	Notice Of Trustee's Sale
<b>Foreclosure Filing Date</b>		10/27/2009
<b>Recording Date</b>	03/10/2010	11/12/2009
<b>Document Number</b>	15794	84112
<b>Final Judgment Amount</b>		\$267,600
<b>Original Doc Date</b>	11/12/2009	02/02/2006
<b>Original Document Number</b>	84112	116670

## Property Map



\*Lot Dimensions are Estimated



**7515 Stuart St, Westminster, CO 80030-4744, Adams County****Owner Information**

Owner Name:	Glasoe Nicholas & Merwin	Mailing Zip:	80030
Owner Name 2:	Glasoe Janet	Mailing ZIP 4:	4744
Mailing Address:	7515 Stuart St	Mailing Carrier Route:	C028
Mailing City & State:	Westminster, CO	Owner Occupied:	Yes

**Location Information**

Property Zip:	80030	Neighborhood Code:	Southwest Adams County-64
Property Zip4:	4744	Neighborhood Name (OnBoard):	Maple Place
Property Carrier Route:	C028	Township:	025
School District:	Westminster Pub Schl	Range:	68W
Elementary School:	Harris Park	Section:	31
Middle School:	Shaw Heights	Quarter:	NE
High School:	Westminster	Block:	2
Subdivision:	Maple Place	Lot:	7
Census Tract:	96.04		

**Tax Information**

PIN:	R0064627	% Improved:	92%
Alternate PIN:	1719-31-3-10-007	Tax District:	555
Schedule Number:	R0064627		
Legal Description:	SUB:MAPLE PLACE BLK:2 LOT:7 DESC: AND N 10 FT OF LOT 8		

**Assessment & Tax**

Assessment Year	2019	2018	2017
Market Value - Land	\$48,450	\$48,450	\$48,450
Market Value - Improved	\$581,563	\$378,510	\$378,510
Market Value - Total	\$630,013	\$426,960	\$426,960
Assessed Value - Land	\$3,460	\$3,490	\$3,490
Assessed Value - Improved	\$41,580	\$27,250	\$27,250
Assessed Value - Total	\$45,040	\$30,740	\$30,740
YOY Assessed Change (%)	46.52%	0%	
YOY Assessed Change (\$)	\$14,300	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2017	\$2,706		
2018	\$3,218	\$512	18.94%
2019	\$4,624	\$1,405	43.67%

**Characteristics**

Lot Acres:	0.2225	Baths - Total:	4
Lot Sq Ft:	9,690	MLS Total Baths:	4
Land Use - County:	Multi-Unit 4-8 Unit	Baths - Full:	4
Land Use - CoreLogic:	Multi Family 10 Units Less	Stories:	1
Building Type:	Multi Family	Heat Type:	Baseboard
Year Built:	1964	Roof Material:	Composition Shingle
Bldg Sq Ft - Above Ground:	2,944	Construction:	Frame
Bldg Sq Ft - Total:	2,944	Exterior:	Frame/Masonry
Bldg Sq Ft - Finished:	2,944	Foundation:	Concrete
# Buildings:	1	Quality:	Average
Total Rooms:	16	Equipment:	Whe
Bedrooms:	8		

**Features**

Feature Type	Size/Qty
Acctsf	2,944
Avgunitsz	736
Bath 4	4
Water Heater	1
Allowance	4
Garden Level	1,472

Building Description	Building Size
Apt 4-8 Units	1

**Estimated Value**

Value As Of: 05/02/2020

**Listing Information**

MLS Listing Id:	1128397	MLS Listing Contract Date:	09/12/2012
MLS Days On Market:	21	MLS Close Date:	12/05/2012
MLS Status:	Closed	MLS List Office Name:	PUBLIC REALTY COMPANY
MLS Status Change Date:	12/07/2012	MLS List Agent Full Name:	241355-Patrick Harris
MLS Current Price:	\$219,900	MLS Buyer Agent Full Name:	032414-Matthew Schulze
MLS Original List Price:	\$219,900	MLS Buyer Office Name:	KELLER WILLIAMS AVENUES REALTY

MLS Close Price: \$225,000

**Last Market Sale & Sales History**

Sale Date:	Tax: 10/12/2012 MLS: 12/05/2012	Deed Type:	Special Warranty Deed
Sale Price:	\$225,000	Owner Name:	Glasoe Nicholas & Merwin
Price per SqFt - Finished:	\$76.43	Owner Name 2:	Glasoe Janet
Document Number:	92643	Seller:	Federal Hm Ln Mtg Corp

<b>Sale Date</b>	10/12/2012	07/02/2012	07/06/2012	06/15/2007	04/19/2007
<b>Sale Price</b>	\$225,000			\$345,000	\$124,861
<b>Nominal</b>		Y	Y		
<b>Buyer</b>	Glasoe Nicholas & Merwin	Federal Hm Ln Mtg Corp	Bank Of America	Gray Troy & Stephanie	Finam LLC
<b>Buyer</b>	Glasoe Janet			Gray Stephanie	
<b>Seller</b>	Federal Hm Ln Mtg Corp	Bank Of America	Public Trustee Of Adams County	Korpall Investment Props LLC	Public Trustee Of Adams County
<b>Document Number</b>	92643	49405	48322	59744	39792
<b>Document Type</b>	Special Warranty Deed	Special Warranty Deed	Public Trustees Deed	Warranty Deed	Certificate Of Redemption
<b>Title Company</b>	Assured Title Agency	Other		Stewart Title	

<b>Sale Date</b>	04/19/2007	04/16/2007	02/07/2007
<b>Sale Price</b>	\$210,000	\$205,000	\$123,300
<b>Nominal</b>			
<b>Buyer</b>	Korpall Investment Props LLC	Jdin LLC	US Bank Na Trust 2006-Bc1
<b>Buyer</b>			
<b>Seller</b>	Decker Cheri	Dee Cheri	Public Trustee Of Adams County
<b>Document Number</b>	38998	38794	17776
<b>Document Type</b>	Warranty Deed	Contract Of Sale	Public Trustees Deed
<b>Title Company</b>			

**Mortgage History**

<b>Mortgage Date</b>	12/07/2012	10/03/2007	06/20/2007	01/13/2006	05/28/2003
<b>Mortgage Amount</b>	\$171,703	\$281,250	\$276,000	\$355,500	\$317,025
<b>Mortgage Lender</b>	Cu Members Mtg	Quicken Lns	First Magnus Fin'l Corp	Finam LLC	United Cap Mtg
<b>Borrower</b>	Glasoe Nicholas & Merwin	Gray Troy	Gray Troy	Decker Cheri	Jensen Bryan
<b>Borrower</b>	Glasoe Janet	Gray Stephanie	Gray Stephanie		
<b>Mortgage Type</b>	Fha	Conventional	Conventional	Conventional	Fha
<b>Mortgage Purpose</b>	Resale	Refi	Resale	Resale	Resale
<b>Mortgage Int Rate</b>			9.5	6.15	4.25
<b>Mortgage Int Rate Type</b>			Adjustable Int Rate Loan	Adjustable Int Rate Loan	Adjustable Int Rate Loan
<b>Mortgage Term</b>	30	30	30	30	30
<b>Mortgage Term</b>	Years	Years	Years	Years	Years
<b>Title Company</b>		Title Sources Inc			

<b>Mortgage Date</b>	03/04/1999	10/29/1997	05/15/1989
<b>Mortgage Amount</b>	\$153,300	\$181,340	\$115,000
<b>Mortgage Lender</b>	Capitol Commerce Mtg	Westamerica Mtg Co	Sunbelt Nat'l Mtg
<b>Borrower</b>	Martin L T	Nguyen Mai A T	Marotta Michael D
<b>Borrower</b>	Martin Judith C		
<b>Mortgage Type</b>	Conventional	Fha	Fha
<b>Mortgage Purpose</b>	Resale	Resale	Resale
<b>Mortgage Int Rate</b>			
<b>Mortgage Int Rate Type</b>			



<b>Mortgage Term</b>			
<b>Mortgage Term</b>			
<b>Title Company</b>			

**Foreclosure History**

<b>Document Type</b>	Certificate Of Purchase	Notice Of Trustee's Sale	Notice Of Trustee's Sale
<b>Default Date</b>		07/20/2011	
<b>Foreclosure Filing Date</b>		07/20/2011	11/29/2006
<b>Recording Date</b>	06/22/2012	07/25/2011	12/12/2006
<b>Document Number</b>	45068	46789	1009773
<b>Final Judgment Amount</b>	\$107,117	\$270,564	\$353,410
<b>Original Doc Date</b>	10/03/2007	10/03/2007	01/13/2006
<b>Original Document Number</b>	93662	93662	52020

**Courtesy of Sonja Arney, REcolorado**

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**Property Detail**

# 7326 Tennyson St, Westminster 80030-5171, Adams County



## Search Criteria

Number of Comparables:	1	Search Period:	08/18/2019 - 05/18/2020
Sort Method:	Distance From Subject (Closest)	Living/Building Area:	3,264 - 4,416 Sq Ft
Pool:	No Preference	Lot Area:	8,288 - 11,212 Sq Ft
Distance from Subject:	2 miles	Land Use:	Same As Subject
Site Influence:	No Preference		

## Summary Statistics

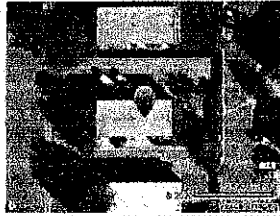
	Subject Property	High	Low	Median	Average
Sale Price	\$310,000	\$657,700	\$657,700	\$657,700	\$657,700
Price per SqFt - Finished	\$80.73	\$193.21	\$193.21	\$193.21	\$193.21
Bldg Sq Ft - Finished	3,840	3,404	3,404	3,404	3,404
Lot Sq Ft	9,750	10,890	10,890	10,890	10,890
Bedrooms	8	4	4	4	4
Baths - Total	8	4	4	4	4
Stories	2	1	1	1	1
Year Built	1973	1973	1973	1973	1973
Distance (miles)		0.89	0.89	0.89	0.89
Total Assessment	\$722,471	\$551,741	\$551,741	\$551,741	\$551,741
Value Projected by Assessment	\$861,218				
Value Projected by Sq Ft	\$741,926				

Courtesy of Sonja Arney, REcolorado

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**Comparables**

Generated on 05/18/2020  
Page 1 of 2

**Subject Property****Comparable 1**

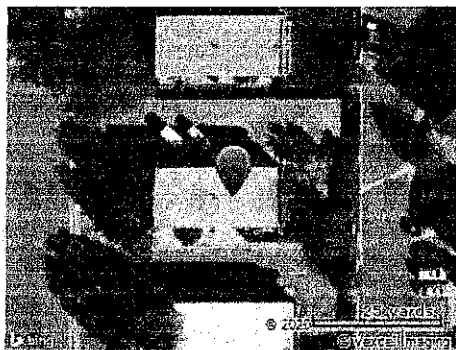
<b>Address</b>	7326 Tennyson St	7101 Hooker St
<b>Property City</b>	Westminster	Westminster
<b>Property Zip</b>	80030	80030
<b>School District</b>	Westminster Pub Schl	Westminster Pub Schl
<b>Distance (miles)</b>		0.89
<b>PIN</b>	R0064833	R0100083
<b>Land Use - County</b>	Multi-Unit 4-8 Unit	Multi-Unit 4-8 Unit
<b>Land Use - CoreLogic</b>	Multi Family 10 Units Less	Multi Family 10 Units Less
<b>Annual Tax</b>	\$5,303	\$4,174
<b>Sale Date</b>	10/06/2000	Tax: 11/21/2019 MLS: 11/22/2019
<b>Sale Price</b>	\$310,000	\$657,700
<b>Year Built</b>	1973	1973
<b>Bldg Sq Ft - Finished</b>	3,840	3,404
<b>Stories</b>	2	1
<b>Bedrooms</b>	8	4
<b>Baths - Total</b>	8	4
<b>Baths - Full</b>	8	4
<b>Fireplaces</b>		4
<b>Exterior</b>	Frame/Masonry	Frame/Masonry
<b>Roof Material</b>	Wood Shake	Built-Up
<b>Heat Type</b>	Baseboard	Baseboard
<b>Cooling Type</b>		Wall
<b>Lot Acres</b>	0.2238	0.25
<b>Lot Sq Ft</b>	9,750	10,890
<b>Price per SqFt - Finished</b>	\$80.73	\$193.21
<b>Township-Range-Section</b>	25-68W-31	35-68W-5
<b>Subdivision</b>	Quimbys Add To Westminster Second Filing	Shannon Indust Park
<b>MLS Listing Id</b>	1123157	2754313

Courtesy of Sonja Arney, REcolorado

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**Comparables**

Generated on 05/18/2020  
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<b>8</b>	<b>3,840</b>	<b>9,750</b>	<b>\$310,000</b>
<b>Beds</b>	<b>MLS Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Sale Price</b>
<b>8</b>	<b>1973</b>	<b>MLT FAM &lt;10</b>	<b>10/06/2000</b>
<b>Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>Sale Date</b>

Expired Listing

### Owner Information

Owner Name:	<b>Ngo Dieu</b>	Mailing Zip:	<b>80260</b>
Owner Name 2:	<b>Tran Binh Ai</b>	Mailing ZIP 4:	<b>4839</b>
Mailing Address:	<b>642 Milky Way</b>	Mailing Carrier Route:	<b>C025</b>
Mailing City & State:	<b>Thornton, CO</b>	Owner Occupied:	<b>No</b>

### Location Information

Property Zip:	<b>80030</b>	Census Tract:	<b>96.04</b>
Property Zip4:	<b>5171</b>	Neighborhood Code:	<b>Southwest Adams County-64</b>
Property Carrier Route:	<b>C024</b>	Neighborhood Name (OnBoard):	<b>Quimbys</b>
School District:	<b>Westminster Pub Schl</b>	Township:	<b>02S</b>
Elementary School:	<b>Harris Park</b>	Range:	<b>68W</b>
Middle School:	<b>Shaw Heights</b>	Section:	<b>31</b>
High School:	<b>Westminster</b>	Quarter:	<b>NE</b>
Subdivision:	<b>Quimbys Add To Westminster Second Filing</b>	Lot:	<b>5</b>

### Tax Information

PIN:	<b>R0064833</b>	% Improved:	<b>93%</b>
Alternate PIN:	<b>1719-31-3-23-005</b>	Tax District:	<b>555</b>
Schedule Number:	<b>R0064833</b>		
Legal Description:	<b>DESC: LOT 5 QUIMBY'S ADD TO WESTMINSTER SECOND FILING</b>		

### Assessment & Tax

Assessment Year	2019	2018	2017
Market Value - Land	\$48,750	\$48,750	\$48,750
Market Value - Improved	\$673,721	\$442,857	\$442,857
Market Value - Total	\$722,471	\$491,607	\$491,607
Assessed Value - Land	\$3,490	\$3,510	\$3,510
Assessed Value - Improved	\$48,170	\$31,890	\$31,890
Assessed Value - Total	\$51,660	\$35,400	\$35,400
YOY Assessed Change (%)	45.93%	0%	
YOY Assessed Change (\$)	\$16,260	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2017	\$3,116		
2018	\$3,655	\$539	17.31%
2019	\$5,303	\$1,648	45.07%

### Characteristics

Lot Acres:	<b>0.2238</b>	Bedrooms:	<b>8</b>
Lot Sq Ft:	<b>9,750</b>	Baths - Total:	<b>8</b>
Land Use - County:	<b>Multi-Unit 4-8 Unit</b>	Baths - Full:	<b>8</b>
Land Use - CoreLogic:	<b>Multi Family 10 Units Less</b>	Stories:	<b>2</b>
Building Type:	<b>Multi Family</b>	Heat Type:	<b>Baseboard</b>
Year Built:	<b>1973</b>	Roof Material:	<b>Wood Shake</b>

Courtesy of Sonja Arney, REcolorado

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**Property Detail**

Generated on 05/18/2020

Page 1 of 3

Bldg Sq Ft - Above Ground: **3,840**  
 Bldg Sq Ft - Total: **3,840**  
 Bldg Sq Ft - Finished: **3,840**  
 # Buildings: **1**  
 Total Rooms: **20**

Construction: **Frame**  
 Exterior: **Frame/Masonry**  
 Foundation: **Concrete**  
 Quality: **Good**  
 Equipment: **Whe**

## Features

Feature Type	Size/Qty
Acctsf	3,840
Yd. Imps.-Asphalt Average	2,144
Avgunitsz	960
Water Heater	4
Bath 4	4
Bath 2	4
Allowance	4

Building Description	Building Size
Apt 4-8 Units	1

## Estimated Value

Value As Of: **05/02/2020**

## Listing Information

MLS Listing Id: **1123157**      MLS Original List Price: **\$345,000**  
 MLS Days On Market: **240**      MLS Listing Contract Date: **08/23/2012**  
 MLS Status: **Expired**      MLS List Office Name: **PINNACLE REAL ESTATE ADVISORS**  
 MLS Status Change Date: **02/15/2013**      MLS List Agent Full Name: **01439n-Josh Newell**  
 MLS Current Price: **\$345,000**

MLS Listing #: **1115067**  
 MLS Status: **Expired**  
 MLS Listing Price: **\$690,000**  
 MLS Orig Listing Price: **\$690,000**  
 MLS Listing Date: **07/26/2012**  
 MLS Listing Expiration Date: **06/11/2013**

## Last Market Sale & Sales History

Sale Date: **10/06/2000**      Deed Type: **Warranty Deed**  
 Sale Price: **\$310,000**      Owner Name: **Ngo Dieu**  
 Price per SqFt - Finished: **\$80.73**      Owner Name 2: **Tran Binh Ai**  
 Document Number: **6289-843**      Seller: **Trinh Phuc V**  
 Sale Type: **Full**

Sale Date	10/06/2000	01/11/1999	11/21/1996	03/20/1992	07/16/1991
Sale Price	\$310,000	\$240,000	\$187,500	\$111,000	
Nominal					Y
Buyer	Ngo Dieu	Trinh Phuc V	Gilmore Richard J & Virginia	Lombardi Fred & Lombardi K M	Weaver Gary D & Weaver Betty A
Buyer			Gilmore Virginia	Lombardi Lombardi K M	Weaver Weaver Betty A
Seller	Trinh Phuc V	Gilmore Richard J & Virginia	Lombardi Fred & Kathy M	Weaver Gary D & Weaver Betty A	Weaver Gary D & Weaver Betty A
Document Number	6289-843	5619-968	4893-786	3882-20	3801-920
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed	Deed (Reg)
Title Company		First American Title Insurance			

Sale Date: **12/31/1986**  
 Sale Price:  
 Nominal:  
 Buyer: **Weaver Gary D**  
 Buyer:

Courtesy of Sonja Arney, REcolorado

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**Property Detail**

Generated on 05/18/2020

Page 2 of 3

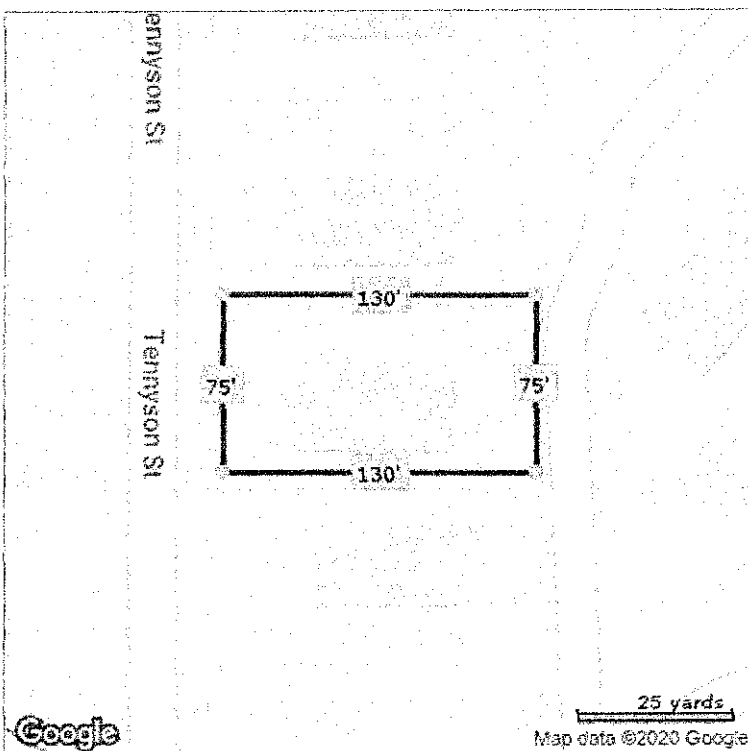


<b>Seller</b>	Titus Myer L
<b>Document Number</b>	3253-870
<b>Document Type</b>	Warranty Deed
<b>Title Company</b>	

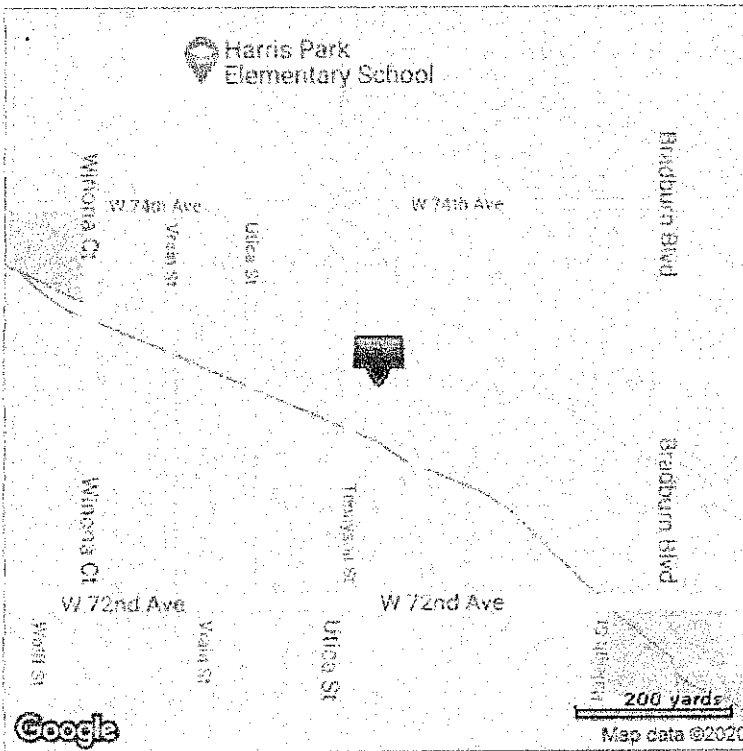
## Mortgage History

<b>Mortgage Date</b>	02/11/2002	10/16/2000	01/20/1999	12/05/1996
<b>Mortgage Amount</b>	\$231,000	\$248,000	\$238,038	\$140,625
<b>Mortgage Lender</b>	Rbmng Inc	Washington Mutual Bk Fa	Temple Inland Mtg Corp	World S&L
<b>Borrower</b>	Ngo Dieu	Ngo Dieu	Trinh Phuc V	Gilmore Richard J
<b>Borrower</b>				Gilmore Virginia
<b>Mortgage Type</b>	Conventional	Conventional	Fha	Conventional
<b>Mortgage Purpose</b>	Refi	Resale	Resale	Resale
<b>Mortgage Int Rate Type</b>	Fixed Rate Loan	Adjustable Int Rate Loan		Adjustable Int Rate Loan
<b>Mortgage Term</b>	15	15		
<b>Mortgage Term</b>	Years	Years		
<b>Title Company</b>	First American Heritage Title			

## Property Map



\*Lot Dimensions are Estimated



Courtesy of Sonja Arney, REcolorado

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## Property Detail

Generated on 05/18/2020

Page 3 of 3

# 5320 King Ct, Denver, CO 80221-6561, Adams County



4	1,912	8,632	\$249,900
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
2	1972	DUPLEX	03/31/2003
Baths	Yr Built	Type	Sale Date

## Owner Information

Owner Name:	<b>Fox Barbara J</b>	Mailing ZIP 4:	<b>6561</b>
Mailing Address:	<b>5320 King Ct</b>	Mailing Carrier Route:	<b>C002</b>
Mailing City & State:	<b>Denver, CO</b>	Owner Occupied:	<b>Yes</b>
Mailing Zip:	<b>80221</b>		

## Location Information

Property Zip:	<b>80221</b>	Census Tract:	<b>97.51</b>
Property Zip4:	<b>6561</b>	Neighborhood Code:	<b>Unincorporated Adams-200</b>
Property Carrier Route:	<b>C002</b>	Neighborhood Name (OnBoard):	<b>Regis</b>
School District:	<b>Westminster Pub Schl</b>	Township:	<b>03S</b>
Elementary School:	<b>Hodgkins</b>	Range:	<b>68W</b>
Middle School:	<b>Scott Carpenter</b>	Section:	<b>17</b>
High School:	<b>Westminster</b>	Quarter:	<b>NW</b>
Subdivision:	<b>Befus Sub 2nd Fil</b>	Block:	<b>2</b>
Zoning:	<b>R-2</b>	Lot:	<b>4</b>

## Tax Information

PIN:	<b>R0105067</b>	% Improved:	<b>61%</b>
Alternate PIN:	<b>1825-17-2-12-020</b>	Tax District:	<b>480</b>
Schedule Number:	<b>R0105067</b>		
Legal Description:	<b>SUB:BEFUS SUBD 2ND FIL BLK:2 LOT:4</b>		

## Assessment & Tax

Assessment Year	2019	2018	2017
Market Value - Land	\$177,000	\$135,000	\$135,000
Market Value - Improved	\$280,512	\$75,500	\$75,500
Market Value - Total	\$457,512	\$210,500	\$210,500
Assessed Value - Land	\$12,660	\$9,720	\$9,720
Assessed Value - Improved	\$20,060	\$5,440	\$5,440
Assessed Value - Total	\$32,720	\$15,160	\$15,160
YOY Assessed Change (%)	115.83%	0%	
YOY Assessed Change (\$)	\$17,560	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2017	\$1,195		
2018	\$1,365	\$170	14.2%
2019	\$3,516	\$2,152	157.63%

## Characteristics

Lot Acres:	<b>0.1982</b>	Bedrooms:	<b>4</b>
Lot Sq Ft:	<b>8,632</b>	Baths - Total:	<b>2</b>
Lot Shape:	<b>Dxt</b>	Baths - Full:	<b>2</b>
Land Use - County:	<b>Duplex/Triplex</b>	Stories:	<b>1</b>
Land Use - CoreLogic:	<b>Duplex</b>	Cooling Type:	<b>Central</b>
Building Type:	<b>Duplex</b>	Heat Type:	<b>Forced Air</b>

Courtesy of Sonja Arney, REcolorado

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## Property Detail

Generated on 05/18/2020

Page 1 of 3

Style: *	Duplex	Garage Type:	Attached Garage
Year Built:	1972	Garage Sq Ft:	462
Bldg Sq Ft - Above Ground:	1,912	Roof Material:	Composition Shingle
Bldg Sq Ft - Total:	1,912	Construction:	Frame
Bldg Sq Ft - Finished:	1,912	Exterior:	Frame/Masonry
Bldg Sq Ft - 1st Floor:	1,912	Quality:	Average
# Buildings:	1	Equipment:	Ssk, Whe
Total Rooms:	10		

## Features

Feature Type	Size/Qty
Open Slab	460
Attached	462
Sink Standard	2
Rough In	2
Allowance	1
Bath 4	2
Laundry Facility	2
Water Heater	2
Building Description	Building Size
Duplex	1

## Estimated Value

Value As Of: 05/02/2020

## Last Market Sale & Sales History

Sale Date:	03/31/2003	Deed Type:	Warranty Deed
Sale Price:	\$249,900	Owner Name:	Fox Barbara J
Price per SqFt - Finished:	\$130.70	Seller:	Waitman Eileen
Document Number:	C1119434		

Sale Date	03/31/2003	09/08/1998	12/14/1988	
Sale Price	\$249,900	\$159,900		\$120,000
Nominal			Y	
Buyer	Fox Barbara J	Waitman Eileen	Lyness Patrick A	Crum Patricia
Seller	Waitman Eileen	Lyness Patrick A	Lyness Patrick	Goul Patricia C
Document Number	C1119434	5463-674	3524-24	2946-292
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed
Title Company	Land Title Corp			
Multi/Split Sale Type	Multiple			

## Mortgage History

Mortgage Date	03/13/2017	09/17/2009	12/15/2004	04/02/2003	09/11/1998
Mortgage Amount	\$168,000	\$189,750	\$50,000	\$199,900	\$127,900
Mortgage Lender	Guaranty Tr Co	Bank Of America	Citibank Fsb	Union Planters Bk	Colorado Bankers Mtg
Borrower	Fox Barbara J	Fox Barbara J	Fox Barbara J	Fox Barbara J	Waitman Eileen
Mortgage Type	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Purpose	Refi	Refi	Refi	Resale	Resale
Mortgage Int Rate Type			Fixed Rate Loan	Fixed Rate Loan	
Mortgage Term	30	30	30	30	
Mortgage Term	Years	Years	Years	Years	
Title Company	Fidelity National Title Insura	Stewart Title	Nationwide Appraisal & Title		
Mortgage Date	12/12/1984				
Mortgage Amount	\$44,400				
Mortgage Lender					
Borrower	Crum Patricia				
Mortgage Type	Private Party Lender				

Courtesy of Sonja Arney, REcolorado

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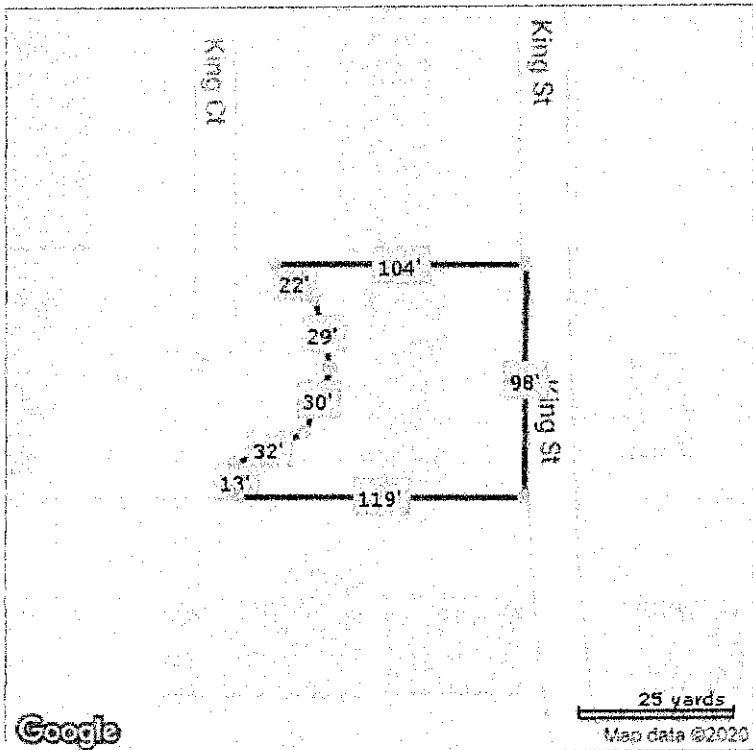
## Property Detail

Generated on 05/18/2020

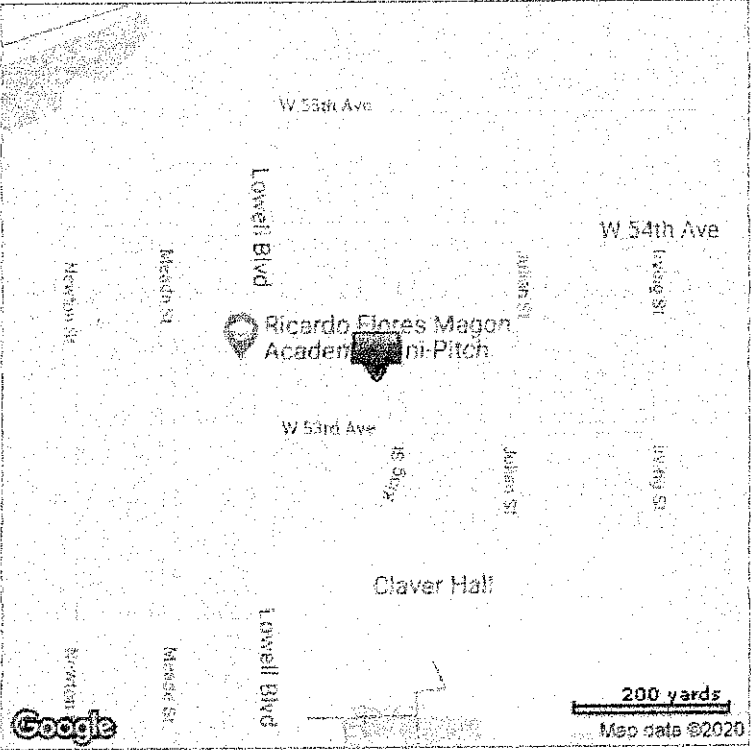
Page 2 of 3

Mortgage Purpose	Resale
Mortgage Int Rate	
Type	
Mortgage Term	
Mortgage Term	
Title Company	

## Property Map



\*Lot Dimensions are Estimated



3421 W Arkansas Avenue, Denver, CO 80219

\$362,500 - Closed

## Listing



Listing ID: **6157008**      MLS Status: **Closed**  
 List Price: **\$450,000**      Original List Price: **\$450,000**  
 Property Type: **Residential Income/Triplex**  
 Levels: **One**      Basement: **No**  
 County: **Denver**      Year Built: **2000**  
 Subdivision Name: **Garfield Heights**  
 Listing Contract Date: **02/14/2020**      Spec. Listing Cond: **None Known**  
 Purchase Contract Date: **02/23/2020**      Contingency: **None Known**  
 Close Date: **03/05/2020**      Close Price: **\$362,500**  
 Days in MLS: **10**  
 Association: **N** Multiple: **Cov/Rest: N**      Assoc Fee Tot Annl: **\$0**  
 Tax Annual Amt: **\$1,328**      Tax Year: **2018**  
 Tax Legal Desc: **GARFIELD HEIGHTS ANNEX W 51.25 FT OF E 122.50FT OF PLOT 83**

## Interior Area &amp; SqFt

Building Area Total (SqFt Total): **1,540**      Living Area (SqFt Finished): **1,540**      Area Source:  
 Above Grade Finished Area: **1,540**  
 Below Grade Total Area: **0**      Below Grade Finished Area: **0**      Below Grade Unfinished Area: **0**  
 PSF Total: **\$235**      PSF Above Grade: **\$235**      PSF Finished: **\$235**  
 Heating: **Forced Air, Natural Gas**      # FP, FP Features: **0**  
 Cooling: **None**  
 Interior Features: **Ceiling Fan(s), Kitchen Island, Laminate Counters, Master Suite, No Stairs, Open Floorplan**  
 Security Features: **Flooring: Laminate**  
 Appliances: **Cooktop, Dishwasher, Dryer, Gas Water Heater, Oven, Range Hood, Refrigerator, Washer**  
 Other Equipment: **Laundry: In Unit, Main Level**  
 Exclusions: **All personal property owned by tenants.**

## Financials &amp; Expenses

Cap Rate: **6.60**      Cap Rate Calculation:  
Actual      Projected  
 Gross Income: **35,910.00**      Gross Income: **35,910.00**  
 Operating Expense: **5,880.00**      Annual Expense: **5,880.00**  
 Annual Net Income: **30,030.00**      Annual Net Income: **30,030.00**  
 Operating Expense Includes: **Insurance, Personal Property Tax, Professional Management**  
 Owner Pays: **Insurance**      Utility Billing To Tenants: **Included in Rent**  
 Tenant Pays: **Cable TV, Electricity, Gas, Internet, None, Utility Metering:**      Common Electric, Common Gas, Common Water

## Unit Information

Unit Type	#Units	Avg Rent	SqFt	Prk Sp	Beds	Bath	DishWsh	Wshr	Dryer	Hkup	Fridge	Stove	AC	Firepl	Storage	Unit Desc
<b>2 Bedroom</b>	<b>1</b>	<b>\$1,325</b>		<b>1</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>		<b>2</b>	<b>1</b>	<b>1</b>			
<b>Studio</b>	<b>1</b>	<b>\$850</b>		<b>1</b>		<b>1</b>					<b>1</b>	<b>1</b>				
<b>Studio</b>	<b>1</b>	<b>\$775</b>		<b>1</b>		<b>1</b>					<b>1</b>	<b>1</b>				

## Parking

Parking Total: **7**      Garage Spaces: **0**      Offstreet Spaces: **7**  
 Parking Type: **Off-Street**      # of Spaces: **7**      Parking Length:      Parking Width:      Parking Description:

## Site &amp; Location Information

Lot Size: **0.15 Acres / 6,376 SqFt**      Fencing: **None**  
 Lot Features: **Level, Near Public Transit**  
 Road Responsibility: **Public Maintained Road**  
 Bldg/Complex Name:  
 Parcel Number: **5202-08-052**  
 Is Incorporated:  
 Walk Score: **65**  
 Elementary School: **Cms Community / Denver 1**  
 Middle/Junior Sch: **Grant / Denver 1**  
 High School: **Abraham Lincoln / Denver 1**  
 School of Choice:  
 Zoning: **S-SU-D**  
 View Walk, Bike, & Transit Scores

## Building Information

Architectural Style: **Traditional**  
 Entry Level/Loc: **Exterior Access**      Common Walls:  
 Construction Materials: **Frame, Vinyl Siding**  
 Roof: **Composition**      Exterior Features:  
 Patio/Porch Feat: **Covered**      Pool Features:

## Water &amp; Utilities



Water Source: **Public**  
 Utilities: **Cable Available, Electricity Connected, Phone Available**

Sewer:  
 Electric:

**Public Sewer**

### Public Remarks

**BEAUTIFUL INVESTMENT OPPORTUNITY!!!** This triplex features two studio units and one 2 bed-2 bath unit. Current gross monthly rental income is \$2950 (\$775, \$1325, \$850). There are new floors in units 2 and 3 as well as new cabinets in unit 3. Each unit has countless new updates. The water heater for all units has just been replaced. All bedrooms are non-conforming. Materials for a new roof have been purchased. The owner and contractor are waiting for the weather to improve to do a full remove and replace. This property is in a wonderful, well-sought-out location. Home is a manufactured home. 15 minutes from downtown with public transportation nearby. Property is sold AS IS.

### Confidential Information

Private Remarks: Please direct ALL questions & correspondence to Celena Hinkelman at (720) 793-6842, Celena@OneHomeColorado.com All information deemed reliable, buyer/buyer's agent to verify all. Offers to be submitted through CTME to contracts@onehomecolorado.com. Three different units. Please allow at least 24 hours notice in order to schedule showings for all three units. Request showing through ShowingTime and Listing Agent will contact you to confirm showings and provide lockbox info.

Buyer Agency Comp: **2.8%**  
 Contract Earnest Check To: **Land Title**  
 Contract Min Earnest: **\$4,000**  
 Title Company: **Land Title**

Dual Variable: **No**  
 Listing Terms: **Cash, Conventional**

Submitted Prosp: **No**  
 Possession:

Ownership: **Individual**

### List Agent

List Agent: **Steve Nickerson**  
 List Agent ID: **046763**



Phone: **303-885-5675**  
 Mobile: **303-885-5675**  
 Office: **303-471-6165**  
 Email: **nickersonsteam@gmail.com**

List Office: **Keller Williams Executives**  
 Co List Agent: **Celena Hinkelman**  
 Co List Office: **Keller Williams Executives**



Phone: **720-793-6842**  
 Email: **cele.hink@gmail.com**

List Office ID: **KWR37**  
 Co List Agent ID: **55050041**  
 Co List Office ID: **KWR37**

### Buyer Agent

Buyer Agent: **Michael Stelly**  
 Buyer Office: **New Western Acquisitions**

Phone: **337-303-7126**  
 Email: **michael.stelly@newwestern.com**

Buyer Agent ID: **55050990**  
 Buyer Office ID: **M3538**

### Close Information

Concessions: **No**  
 Commission Modified: **NA**

Buyer Financing: **Cash**  
 Closing Comments:



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Generated on:  
 06/05/2020 9:23:16 AM

Tax

### Characteristics

Lot Acres:	<b>0.146</b>	Lot Sq Ft:	<b>6,376</b>
Land Use - County:	<b>Single Family Resident</b>	Land Use - CoreLogic:	<b>Sfr</b>
Year Built:	<b>2000</b>	Bldg Sq Ft - Above Ground:	<b>1,540</b>
Bldg Sq Ft - Total:	<b>1,540</b>	Bldg Sq Ft - Finished:	<b>1,540</b>
Bldg Sq Ft - 1st Floor:	<b>1,540</b>	# Buildings:	<b>1</b>
Total Rooms:	<b>6.000</b>	Bedrooms:	<b>3</b>
Baths - Total:	<b>2</b>	Baths - Full:	<b>2.000</b>
Stories:	<b>1.0</b>	Heat Type:	<b>Warm Air</b>
Garage Type:	<b>Parking Avail</b>	Garage Capacity:	<b>0</b>
Exterior:	<b>Aluminum/Vinyl</b>	Quality:	<b>AVERAGE</b>

### Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
<b>Opn Prch-Frm</b>	<b>S</b>	<b>140</b>			

### Owner Information

Owner Name:	<b>Dary Llc</b>	Mailing Address:	<b>7303 E Bates Dr</b>
Mailing City & State:	<b>Denver Co</b>	Mailing Zip:	<b>80231</b>
Mailing ZIP 4:	<b>6010</b>	Mailing Carrier Route:	<b>C034</b>

Owner Occupied: No

## Location Information

Property Zip:	80219	Property Zip4:	3477
Property Carrier Route:	C022	School District:	Denver County 1
Elementary School:	CMS COMMUNITY SCHOOL	Middle School:	COMPASS
		High School:	ABRAHAM LINCOLN
Subdivision:	Garfield Heights Annex	Zoning:	S-SU-D
Census Tract:	004602	Topography:	FLAT/LEVEL
Neighborhood Code:	0581	Onboard Neighborhood Description:	MAR LEE
Traffic:	Local	Township Range and Section:	4S6820
Quarter:	NW	Lot:	83

## Tax Information

PIN:	5202-08-052	Alternate PIN:	162923270
Schedule Number:	0520208052000	% Improved:	76
Tax District:	DENV		
Legal Description:	GARFIELD HEIGHTS ANNEX W 51.25 FT OF E 122.50FT OF PLOT 83		

## Assessment &amp; Taxes

Assessment Year	2019	2018	2017
Market Value - Land	\$76,200	\$60,400	\$60,400
Market Value - Improved	\$245,200	\$178,000	\$178,000
Market Value - Total	\$321,400	\$238,400	\$238,400
Assessed Value - Land	\$5,450	\$4,350	\$4,350
Assessed Value - Improved	\$17,530	\$12,820	\$12,820
Assessed Value - Total	\$22,980	\$17,170	\$17,170
YOY Assessed Change (\$)	\$5,810	\$	
YOY Assessed Change (%)	34%	0%	
Tax Year	2019	2018	2017
Total Tax	\$1,657.22	\$1,328.36	\$1,324.39
Change (\$)	\$329	\$4	
Change (%)	25%	0%	

## Last Market Sale

Sale Date:	03/05/2020	Price per SqFt - Finished:	\$240.26
Document Number:	000000047906, 000000237850	Deed Type:	Special Warranty Deed
		Owner Name:	Dary Lic
Seller Name:	United Colorado Llc		
History			

## Listing History from MLS

ListingID: 6157008 Sts: Closed  
Parcel #: 5202-08-052

3421 W Arkansas Avenue, Denver, CO 80219  
Residential Income, Triplex

LA: Steve Nickerson  
LO: Keller Williams Executives



Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
03/05/2020	Closed	(\$362,500)	03/06/20 - 01:09 PM	10
02/23/2020	Pending	ACT->PND	02/24/20 - 10:30 AM	10
02/14/2020	New Listing	ACT-> \$450,000	02/14/20 - 05:12 PM	

ListingID: 7626217 Sts: Expired  
Parcel #: 5202-08-052

3421 W Arkansas Avenue, Denver, CO 80219  
Residential, Single Family Residence

LA: Brad Uhlig  
LO: Mb Metro Brokers Dtc

Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
05/26/2019	Expired	ACT->EXP	05/27/19 - 12:10 AM	186

6/5/2020

Matrix



04/19/2019	Price Decrease	\$379,000->\$369,000	04/19/19 - 09:38 AM	149
04/04/2019	Price Decrease	\$385,000->\$379,000	04/04/19 - 08:08 AM	134
03/05/2019	Price Decrease	\$399,000->\$385,000	03/05/19 - 07:27 PM	104
11/21/2018	New Listing	ACT-> \$399,000	11/21/18 - 10:54 AM	

ListingID: 7732430 Sts: Expired  
Parcel #: 5202-08-052

3421 W Arkansas Avenue, Denver, CO 80219  
Residential Income, Triplex

1A: Brad Uhlig  
LO: Mb Metro Brokers Dtc



Effective Date	Change Type	Prev -> New	Change Timestamp	Days in-MLS
02/26/2019	Expired	WTH->EXP	02/27/19 - 12:10 AM	11
11/21/2018	Withdrawn	ACT->WTH	11/21/18 - 10:53 AM	11
11/10/2018	New Listing	ACT-> \$399,000	11/10/18 - 11:24 AM	

## Sale History from Public Records

Sale Date	Sale Price	Noni Buyer Name(s)	Seller Name(s)	Doc. #	Document Type	Title Company	Multi/Split Sale
03/05/20	\$370,000	Dary Llc	United Colorado Llc	35547	Special Warranty Deed	Tiago Nat'l Title	
03/04/20	\$362,500	United Colorado Llc	Bowen Vincent	34882	Warranty Deed	Tiago Nat'l Title	
05/04/06	\$119,100	Bowen Vincent	Hud	83165	Special Warranty Deed	Vista Title Inc	
11/24/04		Y Hud	Public Trustee Of Denver County	243406	Public Trustees Deed		
08/10/04	\$186,017	Midfirst Bank	Public Trustee Of Denver County	168282	Public Trustees Deed		
05/18/01	\$173,900	Trejo Rodolfo	Premium Ventures Of Colorado Llc	85196	Warranty Deed	Stewart Title	

## Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Mrtg Type Code	Term	Int Rate	Int Rate Type	Borrower Name(s)	Title Company
03/11/20	\$277,500			YEARS	1			Dary Llc	
04/24/07	\$132,000	Wells Fargo Bk Na	CONVENTIONAL	YEARS	40			Bowen Vincent	
05/25/01	\$171,477	Access Lndg Grp	CONVENTIONAL	YEARS	30			Trejo Rodolfo	

## Foreclosure History

### NOTICE OF TRUSTEE'S SALE

Document Type: NOTICE OF TRUSTEE'S SALE

Foreclosure Filing Dt: 06/10/2004  
Recording Date: 06/16/2004  
Document Number: 128360

Page Number:  
Default Amount:  
Final Judgement Amt: \$168,062

Original Document #: 85197  
Original Book/Page:  
Lien Type:

## Full Property View

3126 W 8th Avenue, Denver, CO 80204

\$724,900 - Active

## Listing



Listing ID: **9539510**  
 List Price: **\$724,900**  
 Property Type: **Residential Income/Triplex**  
 Levels: **One**  
 County: **Denver**  
 Subdivision Name: **Villa Park**  
 Listing Contract Date: **03/06/2020**  
 Association: **N Multiple** Cov/Rest: **N**  
 Tax Annual Amt: **\$2,671**  
 Tax Legal Desc: **L 31 & W 22.052 FT L 32 INC 5 ACRE TRACT P T BARNUMS SUB**

MLS Status: **Active**  
 Original List Price: **\$724,900**  
 Basement: **Yes**  
 Year Built: **1940**  
 Spec. Listing Cond: **None Known**  
 Assoc Fee Tot Annl: **\$0**  
 Tax Year: **2019**

## Interior Area &amp; SqFt

Building Area Total (SqFt Total):	<b>2,691</b>	Living Area (SqFt Finished):	<b>1,391</b>	Area Source:	<b>Public Records</b>
Above Grade Finished Area:	<b>1,391</b>				
Below Grade Total Area:	<b>1,300</b>	Below Grade Finished Area:	<b>0</b>	Below Grade Unfinished Area:	<b>1,300</b>
PSF Total:	<b>\$269</b>	PSF Above Grade:	<b>\$521</b>	PSF Finished:	<b>\$521</b>
Basement:	<b>Full</b>	Bsmnt Ceiling Ht:			
Foundation Details:	<b>Slab</b>	# FP, FP Features			
Heating:	<b>Forced Air</b>	Flooring:	<b>Carpet, Vinyl, Wood</b>		
Cooling:	<b>Central Air</b>	Laundry:	<b>In Unit</b>		
Security Features:					
Appliances:	<b>Cooktop, Disposal, Refrigerator</b>				
Other Equipment:					
Exclusions:	<b>Staging furniture</b>				

## Financials &amp; Expenses

Cap Rate:	<b>7.10</b>	Cap Rate Calculation:	
<u>Actual</u>		<u>Projected</u>	
Gross Income:		Gross Income:	<b>52,800.00</b>
Operating Expense:		Annual Expense:	<b>10,351.00</b>
Annual Net Income:		Annual Net Income:	<b>42,449.00</b>
Operating Expense Includes:	<b>Insurance, Real Estate Tax, Utilities</b>		

## Unit Information

Unit Type	#Units	Avg Rent	SqFt	Prk Sp	Beds	Bath	DishWsh	Wshr	Dryer	Hkup	Fridge	Stove	AC	Firepl	Storage	Unit Desc
<b>4</b>																
<b>Bedroom</b>	<b>1</b>	<b>\$1,600</b>		<b>2</b>	<b>4</b>	<b>1</b>				<b>1</b>	<b>1</b>	<b>1</b>				
<b>Or More</b>																
<b>2</b>																
<b>Bedroom</b>	<b>1</b>	<b>\$1,200</b>		<b>1</b>	<b>2</b>	<b>1</b>				<b>1</b>	<b>1</b>	<b>1</b>				
<b>3</b>																
<b>Bedroom</b>	<b>1</b>	<b>\$1,600</b>		<b>1</b>	<b>3</b>	<b>1</b>				<b>1</b>	<b>1</b>	<b>1</b>				

## Parking

Parking Total: **4**  
 Parking Type: **Off-Street**  
 Garage (Detached): **3**

Garage Spaces: **3**  
 Offstreet Spaces: **1**

# of Spaces	Parking Length	Parking Width	Parking Description
<b>1</b>			

## Site &amp; Location Information

Lot Size:	<b>0.13 Acres / 5,860 SqFt</b>	Fencing:	<b>Full</b>
Lot Features:	<b>Level</b>		
Road Responsibility:	<b>Public Maintained Road</b>		
Bldg/Complex Name:		Elementary School:	<b>Eagleton / Denver 1</b>
Parcel Number:	<b>5082-01-012</b>	Middle/Junior Sch:	<b>Strive Lake / Denver 1</b>
Is Incorporated:		High School:	<b>North / Denver 1</b>
Walk Score:	<b>72</b>	School of Choice:	
Distance To Bus:	<b>3 Blocks</b>	Zoning:	<b>E-SU-D</b>
		View Walk, Bike, & Transit Scores	
		Distance To Light Rail:	

## Building Information

Architectural Style:

Entry Level/Loc: **1**  
 Construction Materials: **Stucco**  
 Roof: **Membrane**  
 Property Condition: **Updated/Remodeled**  
 Patio/Porch Feat: **Covered, Front Porch**

Common Walls: **No One Above, No One Below**

Exterior Features:  
 Builder Name:  
 Pool Features:

Builder Model:

#### Water & Utilities

Water Source: **Public**  
 Utilities: **Electricity Connected**

Sewer: **Public Sewer**  
 Electric:

#### Public Remarks

**Remodeled Triplex ready for lease up. 3 types of unit mix. All new vinyl plank in the basement with refinished hardwoods on the main level. All kitchens and bathrooms have been completely remodeled with new appliance in all units. Each unit has there own dedicated laundry hookup. 3 individually separated garages and 1 off street parking.**

#### Directions

**Take Federal Blvd towards 8th Ave, on 8th Ave head west and take the right at the road split, property will be on your left.**

#### Confidential Information

Private Remarks: **Please call listing agent before submitting any offer, all offers must be accompanied by a lender letter or POF**

Buyer Agency Comp: **2.8%**  
 Transaction Broker Comp: **2.0%**  
 Contract Earnest Check To: **Canyon Title**  
 Contract Min Earnest: **\$5,000**  
 Title Company: **Canyon Title**

Dual Variable: **Yes**

Submitted Prosp: **Yes**

Listing Terms: **Cash, Conventional, FHA, VA Loan**

Possession:

Ownership: **Individual**

#### Showing Information

Showing Contact Phone: **3035737469**

Show Email:

No Showings Until:

Showing Instructions: **Tenant in unit 3126 will provide access to his unit and also basement unit.**

#### List Agent

List Agent: **David Ma**  
 List Agent ID: **21136N**

Phone: **303-513-1374**  
 Mobile: **303-513-1374**  
 Office: **303-219-0210**  
 Email: **mateam@resignature.com**

List Office: **Signature Real Estate Corp.**

List Office ID: **SIGN1**



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Tax

#### Characteristics

Lot Acres:	<b>0.135</b>	Lot Sq Ft:	<b>5,860</b>
Land Use - County:	<b>Apartment 2-8 Units</b>	Land Use - CoreLogic:	<b>Apartment</b>
Year Built:	<b>1940</b>	Bldg Sq Ft - Basement:	<b>700</b>
Bldg Sq Ft - Total:	<b>2,091</b>	Bldg Sq Ft - Finished:	<b>2,091</b>
Basement Type:	<b>Basement</b>	# Buildings:	<b>1</b>
Total Rooms:	<b>14.000</b>	Bedrooms:	<b>8</b>
Stories:	<b>1.0</b>	Heat Type:	<b>Hot Air</b>
Garage Type:	<b>Detached Garage</b>	Garage Capacity:	<b>0</b>
Garage Sq Ft:	<b>667</b>	Pool:	<b>CONCRETE</b>
Pool Size:	<b>260</b>	Quality:	<b>AVERAGE</b>

#### Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
<b>Covrd Porch</b>	<b>S</b>	<b>78</b>			
<b>Swm Pl-Reinf Cn</b>	<b>S</b>	<b>260</b>			
<b>Det Garage-Msn</b>	<b>S</b>	<b>667</b>			

#### Owner Information

Owner Name: **Ramirez Marco**  
 Mailing City & State: **Aurora Co**

Mailing Address: **1498 S Grand Baker Cir**  
 Mailing Zip: **80018**



Mailing ZIP 4: **6046**  
 Owner Occupied: **No**

Mailing Carrier Route: **R033**

### Location Information

Property Zip: **80204**  
 Property Carrier Route: **C024**  
 Elementary School: **EAGLETON**  
 High School: **NORTH**

Property Zip4: **3207**  
 School District: **Denver County 1**  
 Middle School: **STRIVE LAKE**  
 Subdivision: **Subdivision Of Pt Of P T Barnums Sub To Denver**

Zoning: **E-SU-D**  
 Topography: **FLAT/LEVEL**  
 Onboard Neighborhood Description: **VILLA PARK**

Census Tract: **000905**  
 Neighborhood Code: **0509**  
 Traffic: **Graded**  
 Township Range and Section: **4S6808**

Quarter: **NW**

Lot: **31**

### Tax Information

PIN: **5082-01-012**  
 Schedule Number: **0508201012000**  
 Tax District: **DENV**

Alternate PIN: **161199859**  
 % Improved: **79**

Legal Description: **L 31 & W 22.052 FT L 32 INC 5 ACRE TRACT P T BARNUMS SUB**

### Assessment & Taxes

Assessment Year	2019	2018	2017
Market Value - Land	\$110,800	\$87,400	\$87,400
Market Value - Improved	\$407,200	\$292,200	\$292,200
Market Value - Total	\$518,000	\$379,600	\$379,600
Assessed Value - Land	\$7,920	\$6,290	\$6,290
Assessed Value - Improved	\$29,120	\$21,040	\$21,040
Assessed Value - Total	\$37,040	\$27,330	\$27,330
YOY Assessed Change (\$)	\$9,710	\$	
YOY Assessed Change (%)	36%	0%	
Tax Year	2019	2018	2017
Total Tax	\$2,671.18	\$2,114.39	\$2,108.07
Change (\$)	\$557	\$6	
Change (%)	26%	0%	

### Last Market Sale

Sale Date:	10/14/2019	Price per SqFt - Finished:	\$184.12
Document Number:	000000233069	Deed Type:	Warranty Deed
Owner Name:	Ramirez Marco	Seller Name:	Schutumpf Patience
History			

### Listing History from MLS

ListingID: 9539510 Sts: Active  
 Parcel #: 5082-01-012

3126 W 8th Avenue, Denver, CO 80204  
 Residential Income, Triplex

LA: David Ma  
 LO: Signature Real Estate Corp.



Effective Date  
 03/06/2020

Change Type  
 New Listing

Prev -> New  
 ACT-> \$724,900

Change Timestamp  
 03/06/20 - 07:28 AM

Days in MLS

ListingID: 7239457 Sts: Closed  
 Parcel #: 5082-01-012

3126 W 8th Avenue, Denver, CO 80204  
 Residential Income, Triplex

LA: Malisa Miller Eakins  
 LO: West And Main Homes Inc

Effective Date

Change Type

Prev -> New

Change Timestamp

Days in MLS



10/15/2019	Closed	(\$385,000)	10/16/19 - 04:58 PM	62
09/19/2019	Pending	ACT->PND	09/21/19 - 09:03 AM	62
08/28/2019	Back On Market	PND->ACT	08/28/19 - 08:36 PM	39
08/12/2019	Pending	ACT->PND	08/13/19 - 05:37 PM	39
07/15/2019	Back On Market	PND->ACT	07/15/19 - 04:29 PM	11
07/01/2019	Pending	ACT->PND	07/02/19 - 09:10 AM	11
06/21/2019	New Listing	ACT-> \$400,000	06/21/19 - 07:31 PM	

ListingID: 763519 Sts: Closed  
Parcel #:

**3126 W 8Th Avenue, Denver, CO 80204**  
Residential Income, Triplex

LA: Key Alliance Team  
LO: Sellstate Key Properties



Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
07/07/2009	Closed	(\$99,900)	07/07/09 - 10:32 AM	
05/06/2009	Pending	ACT->PND	05/06/09 - 06:17 PM	
04/20/2009	New Listing	ACT-> \$167,600	04/20/09 - 10:20 AM	

## Sale History from Public Records

Sale Date	Sale Price	Nom	Buyer Name(s)	Seller Name(s)	Doc. #	Document Type	Title Company	Multi/Split Sale
10/14/19	\$385,000		Ramirez Marco	Schuttrumpf Patience	142541	Warranty Deed	Unified Title Co Inc	
01/07/15		Y	Schuttrumpf Patience	3126 West 8th Avenue Trust	3966	Special Warranty Deed		
10/23/09		Y	3126 West 8th Avenue Trust	Schuttrumpf Fleming & Patience	140433	Quit Claim Deed		
07/02/09	\$99,900		Schuttrumpf Fleming & Patience	Banco Popular North America	88950	Special Warranty Deed	Title America	
02/15/06		Y	Banco Popular North America	Denver County	10007	Deed		
10/24/06	\$310,000		Rodriguez Florentino Tejada Francisco	Casillas Jose & Rosa M	177650	Warranty Deed	Land Title Guarantee	
10/01/01	\$205,000		Casillas Jose & Rosa M	Aguilar Teodoro	167053	Warranty Deed	First American Heritage Title	
10/01/00		Y	Aguilar Teodoro	Aguilar Teodoro	157975	Quit Claim Deed	Transnation Title Ins Co	

## Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Mrtg Type Code	Term	Int Rate	Int Rate Type	Borrower Name(s)	Title Company
10/14/19	\$335,000			YEARS	1			Ramirez Marco	
10/29/13	\$200,000	Citywide Banks	CONVENTIONAL				ADJUSTABLE	3126 West 8th Avenue Trust	
07/14/09	\$65,000	Firstbank/South Jefferson	CONVENTIONAL	YEARS	30	5.625	ADJUSTABLE	Schuttrumpf Fleming	
11/06/06	\$335,000		CONVENTIONAL	YEARS	30	6.000	ADJUSTABLE	Schuttrumpf Patience	
		North America					INT RATE	Tejada Francisco	
10/03/01	\$164,000	Absolute Lending Inc	CONVENTIONAL	YEARS	30			Casillas Jose	
10/27/00	\$110,000	American Pioneer Fin'l Svcs	CONVENTIONAL	YEARS	30		ADJUSTABLE	Casillas Rosa M	
10/23/96	\$93,641	Denver Mtg Co	FHA					Aguilar Teodoro	
								Aguilar Chico U C	

## FORECLOSURE HISTORY

### CERTIFICATE OF PURCHASE

Document Type: **CERTIFICATE OF PURCHASE**  
Default Date:  
Foreclosure Filing Dt:  
Recording Date: **10/12/2007**  
Document Number: **160351**

Book Number:  
Page Number:  
Default Amount:  
Final Judgement Amt:

Original Doc Date: **11/06/2006**  
Original Document #: **177651**  
Original Book/Page:  
Lien Type:

## NOTICE OF TRUSTEE'S SALE

### NOTICE OF TRUSTEE'S SALE

Default Date:  
Foreclosure Filing Dt: **08/06/2007**

Book Number:  
Page Number:

Original Doc Date: **11/06/2006**  
Original Document #: **177651**

1295 Vance Street, Lakewood, CO 80214

\$700,000 - Active

## Listing



Listing ID: **5350723**      MLS Status: **Active**  
 List Price: **\$700,000**      Original List Price: **\$700,000**  
 Property Type: **Residential Income/Triplex**  
 Levels: **One**      Basement: **Yes**  
 County: **Jefferson**      Year Built: **1950**  
 Subdivision Name: **Two Creeks**  
 Listing Contract Date: **06/01/2020**      Spec. Listing Cond: **None Known**  
 Association: **N** Multiple: **Cov/Rest: N**      Assoc Fee Tot Annl: **\$0**  
 Tax Annual Amt: **\$2,707**      Tax Year: **2019**  
 Tax Legal Desc: **SECTION 02 TOWNSHIP 04 RANGE 69 QTR NE  
SUBDIVISIONCD 442600 SUBDIVISIONNAME  
LAKEWOOD BLOCK 059 LOT SIZE: 8760 TRACT 00F  
VALUE: .201 SECTION 02 TOWNSHIP 04 RANGE 69 QTR  
NE SUBDIVISIONCD 442600 SUBDIVISIONNAME  
LAKEWOOD BLOCK 059 LOT SIZE: 240 TRACT 05F  
VALUE: .006**

Recent: 06/01/2020 : NEW

## Interior Area &amp; SqFt

Building Area Total (SqFt Total): **2,484**      Living Area (SqFt Finished): **2,400**      Area Source: **Public Records**  
 Above Grade Finished Area: **1,594**  
 Below Grade Total Area: **890**      Below Grade Finished Area: **806**      Below Grade Unfinished Area: **84**  
 PSF Total: **\$282**      PSF Above Grade: **\$439**      PSF Finished: **\$292**  
 Basement: **Finished, Walk-Out Access**      Bsmnt Ceiling Ht:   
 Heating: **Forced Air**      # FP, FP Features  
 Cooling: **Central Air**  
 Interior Features: **Ceiling Fan(s), No Stairs**  
 Security Features: **Carbon Monoxide Detector(s), Smoke Detector(s)**      Flooring: **Carpet, Linoleum, Wood**  
 Appliances: **Dishwasher, Disposal, Dryer, Gas Water Heater, Refrigerator, Self Cleaning Oven, Tankless Water Heater, Washer**  
 Other Equipment: **Laundry: In Unit**  
 Exclusions: **Black stainless steel refrigerator in Unit B. Black stainless steel refrigerator and washer and dryer in 7402 W 13th Ave. All personal property in all three units.**

## Financials &amp; Expenses

Cap Rate: **5.20**      Cap Rate Calculation:  
Actual      Projected  
 Gross Income:      Gross Income: **42,180.00**  
 Operating Expense:      Annual Expense: **5,587.00**  
 Annual Net Income:      Annual Net Income: **6,053.00**  
 Operating Expense Includes: **Insurance, Maintenance, Personal Property Tax**  
 Owner Pays: **Insurance, Taxes, Water**      Utility Billing To Tenants: **Direct Billing from Utility**  
 Tenant Pays: **Cable TV, Electricity, Gas, Internet, Telephone, Trash Collection**      Utility Metering: **Common Electric, Common Gas, Common Water, Separate Electric, Separate Gas**

## Unit Information

Unit Type	#Units	Avg Rent	SqFt	Prk Sp	Beds	Bath	DishWsh	Wshr	Dryer	Hkup	Fridge	Stove	AC	Firepl	Storage	Unit Desc
<b>2 Bedroom</b>	<b>1</b>	<b>\$1,200</b>		<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>			<b>1</b>			<b>1</b>		<b>1</b>	
<b>1 Bedroom</b>	<b>1</b>	<b>\$1,100</b>	<b>890</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>			<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>		<b>1</b>	
<b>2 Bedroom</b>	<b>1</b>	<b>\$1,400</b>		<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>		<b>1</b>	<b>1</b>	<b>1</b>		<b>1</b>	<b>Updated</b>

## Parking

Parking Total: **4**      Garage Spaces: **1**      Offstreet Spaces: **3**  
Parking Type      # of Spaces      Parking Length      Parking Width      Parking Description  
**Off-Street**      **3**  
**Garage (Attached)**      **1**      **Oversized 1 car garage, 4 parking space in driveway**  
 Parking Features: **Concrete**

## Site &amp; Location Information

Lot Size: **0.21 Acres / 9,000 SqFt**      Fencing: **Full**  
 Lot Features: **Corner Lot, Level, Near Public Transit**  
 Road Responsibility: **Public Maintained Road**  
 Bldg/Complex Name:      Elementary School: **Molholm / Jefferson County R-1**  
    Middle/Junior Sch: **Creighton / Jefferson County R-1**  
    High School: **Lakewood / Jefferson County R-1**  
    School of Choice: **---**  
 Parcel Number: **212452**

Walk Score: **65**  
Distance To Bus: **1 Blocks**

View Walk, Bike, & Transit Scores  
Distance To Light Rail: **1 Blocks**

## Building Information

Architectural Style:  
Construction Materials: **Brick**  
Roof: **Composition**  
Property Condition: **Updated/Remodeled**  
Patio/Porch Feat: **Front Porch, Patio**  
Exterior Features: **Private Yard**  
Builder Name:  
Pool Features:  
Builder Model:

## Water &amp; Utilities

Water Source: **Public**  
Utilities: **Cable Available**  
Sewer: **Public Sewer**  
Electric: **220 Volts**

## Outbuildings

Outbuilding Type	SqFt	Stories	Yr Blt	Stalls	Doors	Length/Width	Floor	Stall Floor	Features	Description
------------------	------	---------	--------	--------	-------	--------------	-------	-------------	----------	-------------

## Public Remarks

Location and updates in this 5 bedroom, 3 bathroom triplex make it the perfect investment property. Located just one block east of Wadsworth light rail station. Two 2 bedroom, 1 bath units and one 1 bedroom, 1 bath unit that sits below the front unit. Front unit is fully updated with new kitchen appliances, new carpet and engineered hardwood floors, updated bathroom, new windows, new doors and new paint. One bedroom, one bath unit has all new electrical, new plumbing, new engineered hardwood flooring, updated bathroom, new windows and new doors. All units have new furnaces, hot water heaters, and central air conditioning. Main water line was replaced in 2019. Each unit has their own laundry room and separate yard. There are storage areas inside the garage for each unit and storage shed in the backyard of third unit. The roof was replaced in 2016. Basement is non conforming. Plenty of parking with 3 parking spots on the street and 4 parking spots in the driveway. Ready to rent or live in one unit and rent out the other two. Or use as a single family residence with the mother-in-law unit on the side.

## Confidential Information

Private Remarks: **Agent is related to the seller and has an interest in the property. Please comply with COVID 19 guidelines. Wear masks when inside the properties and limit showings to licensed agent and buyers. Only 1295 Vance Street Unit A and B are to be shown. 7402 W. 13th Avenue will be shown after accepted contract. No sign at this time, will be up by Friday. One hour notice for showings.**

Buyer Agency Comp:	2.8%	Dual Variable:	No	Submitted Prosp:	No
Transaction Broker Comp:	2.8%			Possession:	Negotiable
Contract Earnest Check To:	Land Title Guarantee Company	Listing Terms:	Cash, Conventional, Other	Ownership:	Individual
Contract Min Earnest:	\$10,000				
Title Company:	Land Title Guarantee Company				

## Showing Information

Showing Instructions: **Showings through Showingtime.com. Comply with COVID 19 guidelines. Please wear masks when inside and limit showings to licensed agent and buyers. Lights will be on and doors open. Please try not to touch anything. Showings of 1295 Vance St Unit A and Unit B only. 7402 W 13th Ave to be shown only after accepted contract. One hour notice for showings.**

Occupant Type: **Owner**

## List Agent

List Agent: **Cheryl Carey**  
List Agent ID: **55045416**  
List Office: **Signature Realty**



Phone: **720-281-5256**  
Office: **720-495-4846**  
Email: **cherylcarey41@gmail.com**

List Office ID: **JBSSR**



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Tax

## Characteristics

Lot Acres:	<b>0.207</b>	Lot Sq Ft:	<b>9,000</b>
Land Use - CoreLogic:	<b>Sfr</b>	Building Type:	<b>Triplex</b>
Style:	<b>RANCH</b>	Year Built:	<b>1950</b>
Bldg Sq Ft - Above Ground:	<b>1,594</b>	Bldg Sq Ft - Basement:	<b>890</b>
Bldg Sq Ft - Finished Basement:	<b>801</b>	Bldg Sq Ft - Unfinished Basement:	<b>89</b>
Bldg Sq Ft - Total:	<b>2,484</b>	Bldg Sq Ft - Finished:	<b>1,594</b>
Bldg Sq Ft - 1st Floor:	<b>1,594</b>	Basement Type:	<b>Partial Finished</b>
# Buildings:	<b>1</b>	Bedrooms:	<b>5</b>
Baths - Total:	<b>3</b>	Baths - Full:	<b>3,000</b>
Stories:	<b>1.0</b>	Cooling Type:	<b>Evap Cooler</b>

Heat Type:	<b>Forced Air</b>	Garage Type:	<b>Attached Garage</b>
Garage Capacity:	<b>0</b>	Garage Sq Ft:	<b>500</b>
Construction:	<b>Masonry</b>	Water:	<b>TYPE UNKNOWN</b>
Sewer:	<b>Type Unknown</b>	Quality:	<b>AVERAGE</b>

**Building Features**

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
<b>First Floor</b>	<b>S</b>	<b>1,594</b>			
<b>Basement Total</b>	<b>S</b>	<b>890</b>			
<b>Attached Garage</b>	<b>S</b>	<b>500</b>			
<b>Enclosed Porch</b>	<b>S</b>	<b>100</b>			
<b>Covered Porch</b>	<b>S</b>	<b>80</b>			

**Owner Information**

Owner Name:	<b>Lund Denise M</b>	Mailing Address:	<b>1295 Vance St</b>
Mailing City & State:	<b>Lakewood Co</b>	Mailing Zip:	<b>80214</b>
Mailing ZIP 4:	<b>4265</b>	Mailing Carrier Route:	<b>C023</b>
Owner Occupied:	<b>Yes</b>		

**Location Information**

Property Zip:	<b>80214</b>	Property Zip4:	<b>4265</b>
Property Carrier Route:	<b>C023</b>	School District:	<b>Jefferson County R-1</b>
Elementary School:	<b>MOLHOLM</b>	Middle School:	<b>CREIGHTON</b>
High School:	<b>LAKEWOOD</b>	Subdivision:	<b>Lakewood</b>
Census Tract:	<b>011550</b>	Topography:	<b>FLAT/LEVEL</b>
Neighborhood Code:	<b>3001</b>	Onboard Neighborhood Description:	<b>TWO CREEKS</b>
Township Range and Section:	<b>046902</b>	Quarter:	<b>NE</b>
Lot:	<b>59</b>	Block:	<b>59</b>

**Tax Information**

PIN:	<b>212452</b>	Alternate PIN:	<b>49-021-17-028</b>
Schedule Number:	<b>212452</b>	% Improved:	<b>81</b>
Tax District:	<b>7814</b>		
Legal Description:	<b>SECTION 02 TOWNSHIP 04 RANGE 69 QTR NE SUBDIVISIONCD 442600 SUBDIVISIONNAME LAKEWOOD BLOCK 059 LOT SIZE: 8760 TRACT 00F VALUE: .201 SECTION 02 TOWNSHIP 04 RANGE 69 QTR NE SUBDIVISIONCD 442600 SUBDIVISIONNAME LAKEWOOD BLOCK 059 LOT SIZE: 240 TRACT 05F VALUE: .006</b>		

**Assessment & Taxes**

Assessment Year	2019	2018	2017
Market Value - Land	<b>\$82,442</b>	<b>\$77,948</b>	<b>\$77,948</b>
Market Value - Improved	<b>\$341,134</b>	<b>\$231,863</b>	<b>\$231,863</b>
Market Value - Total	<b>\$423,576</b>	<b>\$309,811</b>	<b>\$309,811</b>
Assessed Value - Land	<b>\$5,895</b>	<b>\$5,612</b>	<b>\$5,612</b>
Assessed Value - Improved	<b>\$24,391</b>	<b>\$16,694</b>	<b>\$16,694</b>
Assessed Value - Total	<b>\$30,286</b>	<b>\$22,306</b>	<b>\$22,306</b>
YOY Assessed Change (\$)	<b>\$7,980</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>36%</b>	<b>0%</b>	
Tax Year	2019	2018	2017
Total Tax	<b>\$2,707.06</b>	<b>\$2,061.48</b>	<b>\$1,811.74</b>
Change (\$)	<b>\$646</b>	<b>\$250</b>	
Change (%)	<b>31%</b>	<b>14%</b>	



## Last Market Sale

Sale Date:	<b>01/15/2019</b>	Price per SqFt - Finished:	<b>\$316.81</b>
Document Number:	<b>0000F1719544</b>	Deed Type:	<b>Warranty Deed</b>
Owner Name:	<b>Lund Denise M</b>	Seller Name:	<b>Brownfield Fred &amp; Beverly</b>

## History

## Listing History from MLS

ListingID: 5350723 Sts: Active  
Parcel #: 212452

**1295 Vance Street, Lakewood, CO 80214**  
Residential Income, Triplex

LA: Cheryl Carey  
LO: Signature Realty



Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
06/01/2020	New Listing	ACT-> \$700,000	06/01/20 - 08:26 AM	

ListingID: 9604595 Sts: Expired  
Parcel #: 212452

**1295 Vance Street, Lakewood, CO 80214**  
Residential Income, Triplex

LA: Cheryl Carey  
LO: Legacy Realty



Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
04/30/2020	Expired	WTH->EXP	05/01/20 - 12:10 AM	17
11/30/2019	Withdrawn	ACT->WTH	11/30/19 - 03:47 PM	17
11/13/2019	New Listing	ACT-> \$750,000	11/13/19 - 02:02 PM	

ListingID: 7978705 Sts: Closed  
Parcel #: 212452

**1295 Vance Street, Lakewood, CO 80214**  
Residential Income, Triplex

LA: Patrick Rampi  
LO: Brokers Guild Classic



Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
01/15/2019	Closed	(\$505,000)	01/15/19 - 04:43 PM	85
11/09/2018	Pending	WTH->PND	11/09/18 - 11:05 PM	85
10/28/2018	Withdrawn	ACT->WTH	10/28/18 - 07:06 PM	85
10/16/2018	Back On Market	PND->ACT	10/16/18 - 03:43 PM	78
10/05/2018	Pending	ACT->PND	10/10/18 - 05:31 PM	78
08/22/2018	Price Decrease	\$565,000->\$530,000	08/22/18 - 10:46 AM	29
07/24/2018	New Listing	ACT-> \$565,000	07/24/18 - 07:50 AM	

## Sale History from Public Records

Sale Date	Sale Price	Nom	Buyer Name(s)	Seller Name(s)	Doc. #	Document Type	Title Company	Multi/Split Sale
01/15/19	\$505,000		Lund Denise M	Brownfield Fred & Beverly	4095	Warranty Deed	Fidelity National Title	
04/17/98	\$178,000		Brownfield Fred & Beverly	Kapsalakis Dean M	F0615451	Warranty Deed	Stewart Title	
05/01/91	\$85,320		Troy & Nichols Inc	Phillips Helen	91036342	Public Trustees Deed		
06/05/90		Y	Herlein Gloria C & Kathleen M	Herlein Gloria C	90048072	Quit Claim Deed		
02/23/90	\$121,900		Herlein Gloria C	Weinkauff Lew A & Ronald	90018311	Warranty Deed		
06/02/86	\$122,900		Weinkauff Lew A	Thyfault David A	86082629	Warranty Deed		
06/23/86	\$125,650		Roddam Thomas C	Butz Jerry D	86081254	Warranty Deed		
02/28/86	\$125,650		Oddam Thomas C	Butz Jerry D	86023651	Warranty Deed		

## Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Mrtg Type Code	Term	Int Rate	Int Rate Type	Borrower Name(s)	Title Company
01/16/19	\$375,000	Nations Reliable	CONVENTIONAL	YEARS	30			Lund Denise M	

4180 N Kalamath Street, Denver, CO 80211

\$695,000 - Active

## Listing



Listing ID: **2056478**      MLS Status: **Active**  
 List Price: **\$695,000**      Original List Price: **\$750,000**  
 Property Type: **Residential Income/Triplex**  
 Levels: **Two**      Basement: **Yes**  
 County: **Denver**      Year Built: **1974**  
 Subdivision Name: **Sunnyside**  
 Listing Contract Date: **04/13/2020**      Spec. Listing Cond: **None Known**  
 Association: **N** Multiple: **Cov/Rest: N**      Assoc Fee Tot Annl: **\$0**  
 Tax Annual Amt: **\$3,886**      Tax Year: **2019**  
 Tax Legal Desc: **L 1 TO 3 INC BLK 18 VIADUCT ADD**

Recent: 06/02/2020 : DOWN : \$750,000-&gt;\$695,000

## Interior Area &amp; SqFt

Building Area Total (SqFt Total):	<b>4,533</b>	Living Area (SqFt Finished):	<b>4,080</b>	Area Source:	<b>Public Records</b>
Above Grade Finished Area:	<b>2,589</b>				
Below Grade Total Area:	<b>1,944</b>	Below Grade Finished Area:	<b>1,491</b>	Below Grade Unfinished Area:	<b>453</b>
PSF Total:	<b>\$153</b>	PSF Above Grade:	<b>\$268</b>	PSF Finished:	<b>\$170</b>
Basement:	<b>Full</b>	Bsmnt Ceiling Ht:			
Heating:	<b>Forced Air</b>	# FP, FP Features			
Cooling:	<b>None</b>				
Exclusions:	<b>tenants personal property</b>				

## Financials &amp; Expenses

Cap Rate:	<b>4.60</b>	Cap Rate Calculation:	<b>in place cap rate</b>
<u>Actual</u>		<u>Projected</u>	
Gross Income:	<b>36,000.00</b>	Gross Income:	<b>60,000.00</b>
Operating Expense:	<b>6,000.00</b>	Annual Expense:	<b>9,000.00</b>
Annual Net Income:	<b>30,000.00</b>	Annual Net Income:	<b>51,000.00</b>

## Unit Information

Unit Type	#Units	Avg Rent	SqFt	Prk Sp	Beds	Bath	DishWsh	Wshr	Dryer	Hkup	Fridge	Stove	AC	Firepl	Storage	Unit Desc
<b>2 Bedroom</b>	<b>3</b>	<b>\$1,000</b>	<b>1,511</b>	<b>2</b>	<b>2</b>	<b>1</b>										<b>1 1/2 story units with basements</b>

## Parking

Parking Total:	<b>6</b>	Garage Spaces:	<b>0</b>	Offstreet Spaces:	<b>6</b>
<u>Parking Type</u>		<u># of Spaces</u>	<u>Parking Length</u>	<u>Parking Width</u>	<u>Parking Description</u>
<b>Off-Street</b>	<b>6</b>				<b>off alley</b>

## Site &amp; Location Information

Lot Size:	<b>0.22 Acres / 9,370 SqFt</b>	Fencing:	
Lot Features:	<b>Level</b>		
Bldg/Complex Name:		Elementary School:	<b>Horace Mann E-8 / Denver 1</b>
		Middle/Junior Sch:	<b>Strive Sunnyside / Denver 1</b>
Parcel Number:	<b>2214-19-018</b>	High School:	<b>North / Denver 1</b>
Is Incorporated:	<b>Yes</b>	School of Choice:	<b>Yes</b>
Walk Score:	<b>74</b>	Zoning:	<b>U-TU-C</b>
Distance To Bus:		<u>View Walk, Bike, &amp; Transit Scores</u>	
		Distance To Light Rail:	<b>3 Blocks</b>

## Building Information

Architectural Style:		View:	
Direction Faces:	<b>Northwest</b>		
Construction Materials:	<b>Frame, Vinyl Siding</b>	Exterior Features:	
Roof:	<b>Composition</b>	Builder Name:	
Property Condition:	<b>Fixer</b>	Builder Model:	

## Water &amp; Utilities

Water Source:	<b>Public</b>	Sewer:	
---------------	---------------	--------	--

## Public Remarks

Excellent investment opportunity in the Sunnyside neighborhood just blocks from the 41st & Fox light rail station surrounded by new and planned urban infill development. This 9375 sq ft lot is zoned U-TU-C and features an existing triplex with each unit at ~1500 sq ft 2BD/1BA and ~4500+ total sq ft. Gross income is \$3000/mo with tenants on month

to month leases. Buy/hold, renovate/split/sell, or build a new triplex. Another option is to scrape and split into two SFR lots. Call to discuss opportunity today.

## Confidential Information

Private Remarks: **Do not disturb tenants. No showings without accepted contract. Listing broker has already had meeting with CPD on rezone so please call to discuss. Powerpoint is uploaded in supplements.**

Buyer Agency Comp: **2.80%**  
 Transaction Broker Comp: **2.80%**  
 Contract Earnest Check To: **Stewart Title**  
 Contract Min Earnest: **\$20,000**  
 Title Company: **Stewart Title**  
 Investor Blackout End Date:

Dual Variable: **No**Submitted Prosp: **No**Listing Terms: **Cash, Conventional**Possession: **Closing/DOD**

Docs Available:

Ownership: **Corporation/Trust**  
Home Warranty: **No**

## Showing Information

Showing Instructions:  
Occupant Type:

**Drive by one, please DO NOT disturb tenants. Showing will be arranged upon accepted contract.**  
**Tenant**

## List Agent

List Agent: **Gearhart Moore Team**  
 List Agent ID: **50805T**  
 List Office: **MODUS Real Estate**  
 Co List Agent: **Charles Moore**  
 Co List Office: **MODUS Real Estate**

Phone: **303-747-3320**Office: **303-974-4717**Email: **gmteam@modusrealestate.com**Phone: **303-305-9400**Email: **CharlesM@Realtor.com**List Office ID: **M2993**Co List Agent ID: **34435N**Co List Office ID: **M2993**

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Tax

## Characteristics

Lot Acres:	<b>0.215</b>	Lot Sq Ft:	<b>9,370</b>
Land Use - County:	<b>Apartment 2-8 Units</b>	Land Use - CoreLogic:	<b>Apartment</b>
Year Built:	<b>1974</b>	Bldg Sq Ft - Total:	<b>1,944</b>
Bldg Sq Ft - Finished:	<b>1,944</b>	# Buildings:	<b>1</b>
Total Rooms:	<b>9.000</b>	Bedrooms:	<b>3</b>
Stories:	<b>1.0</b>	Heat Type:	<b>Hot Air</b>
Patio Type:	<b>Concrete/Masonry Patio</b>	Garage Type:	<b>Parking Avail</b>
Garage Capacity:	<b>0</b>	Pool:	<b>GUNITE</b>
Pool Size:	<b>144</b>	Quality:	<b>AVERAGE</b>

## Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
<b>Swm Pl-Gunite</b>	<b>S</b>	<b>144</b>			
<b>Conc Patio</b>	<b>S</b>	<b>144</b>			

## Owner Information

Owner Name:	<b>Shannon Warren P</b>	Mailing Address:	<b>3501 E Virginia Ave</b>
Mailing City & State:	<b>Denver Co</b>	Mailing Zip:	<b>80209</b>
Mailing ZIP 4:	<b>3528</b>	Mailing Carrier Route:	<b>C036</b>
Owner Occupied:	<b>No</b>		

## Location Information

Property Zip:	<b>80211</b>	Property Zip4:	<b>2522</b>
Property Carrier Route:	<b>C025</b>	School District:	<b>Denver County 1</b>
Elementary School:	<b>TREVISTA</b>	Middle School:	<b>STRIVE SUNNYSIDE</b>
High School:	<b>NORTH</b>	Subdivision:	<b>Viaduct Add To Denver</b>
Zoning:	<b>U-TU-C</b>	Census Tract:	<b>001101</b>
Topography:	<b>FLAT/LEVEL</b>	Neighborhood Code:	<b>0220</b>
Onboard Neighborhood Description:	<b>SUNNYSIDE</b>	Traffic:	<b>Local</b>

Quarter:

SE

Township Range and  
Section:

356821

Lot:

1

Block:

18

## Tax Information

PIN:	2214-19-018	Alternate PIN:	160740209
Schedule Number:	0221419018000	% Improved:	54
Tax District:	DENV		
Legal Description:	L 1 TO 3 INC BLK 18 VIADUCT ADD		

## Assessment &amp; Taxes

Assessment Year	2019	2018	2017
Market Value - Land	\$349,200	\$271,600	\$271,600
Market Value - Improved	\$404,500	\$337,700	\$337,700
Market Value - Total	\$753,700	\$609,300	\$609,300
Assessed Value - Land	\$24,970	\$19,560	\$19,560
Assessed Value - Improved	\$28,920	\$24,310	\$24,310
Assessed Value - Total	\$53,890	\$43,870	\$43,870
YOY Assessed Change (\$)	\$10,020	\$	
YOY Assessed Change (%)	23%	0%	
Tax Year	2019	2018	2017
Total Tax	\$3,886.33	\$3,394.00	\$3,383.87
Change (\$)	\$492	\$10	
Change (%)	15%	0%	

## Last Market Sale

Owner Name: Shannon Warren P

History

## Listing History from MLS

 ListingID: 2056478 Sts: Active  
 Parcel #: 2214-19-018

 4180 N Kalamath Street, Denver, CO 80211  
 Residential Income, Triplex

 LA: Gearhart Moore Team  
 LO: Modus Real Estate


Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
06/02/2020	Price Decrease	\$750,000->\$695,000	06/02/20 - 08:43 AM	50
04/13/2020	New Listing	ACT-> \$750,000	04/13/20 - 03:26 PM	

## Sale History from Public Records

Sale Date	Sale Price	Norm	Buyer Name(s)	Seller Name(s)	Doc. #	Document Type	Title Company	Multi/Split Sale
12/11/18		Y	Shannon Warren P Trust	Shannon Warren P	157560	Quit Claim Deed		
04/12/74			Shannon Warren P & Shannon Lois Jean		863-229	Warranty Deed		

9615 W 6th Ave Frontage Road, Lakewood, CO 80215

\$695,000 - Active

## Listing



Listing ID: **5847438**  
 List Price: **\$695,000**  
 Property Type: **Residential Income/Triplex**  
 Levels: **Two**  
 County: **Jefferson**  
 Subdivision Name: **Lakewood Acres**  
 Listing Contract Date: **02/29/2020**  
 Association: **N** Multiple: **Cov/Rest: N**  
 Tax Annual Amt: **\$2,141**  
 Tax Legal Desc: **SECTION 03 TOWNSHIP 04 RANGE 69 QTR SW**  
**SUBDIVISIONCD 443000 SUBDIVISIONNAME**  
**LAKEWOOD ACRES BLOCK LOT 0001 SIZE: 25932**  
**TRACT 00A VALUE: .595**

MLS Status: **Active**  
 Original List Price: **\$695,000**  
 Basement: **No**  
 Year Built: **1918**  
 Spec. Listing Cond: **None Known**  
 Assoc Fee Tot Annl: **\$0**  
 Tax Year: **2018**

## Interior Area &amp; SqFt

Building Area Total (SqFt Total): **2,906**  
 Above Grade Finished Area: **2,906**  
 Below Grade Total Area: **0**  
 PSF Total: **\$239**  
 Heating: **Electric, Forced Air, Hot Water, Natural Gas, Wall Furnace**  
 Cooling: **None**  
 Security Features: **None**  
 Appliances: **Cooktop, Gas Water Heater, Oven, Refrigerator**  
 Exclusions: **None**

Living Area (SqFt Finished): **2,906**  
 Below Grade Finished Area: **0**  
 PSF Above Grade: **\$239**  
 # FP, FP Features: **0**  
 Below Grade Unfinished Area: **0**  
 PSF Finished: **\$239**

Area Source: **Public Records**  
 Flooring: **Carpet, Linoleum**

## Financials &amp; Expenses

**Actual**  
 Gross Income: **50,280.00**  
 Owner Pays: **Insurance, Taxes, Trash Collection, Water**  
 Tenant Pays: **Electricity, Gas**

**Projected**  
 Gross Income: **0**  
 Utility Billing To Tenants: **Direct Billing from Utility**  
 Utility Metering: **Separate Electric, Separate Gas**

## Unit Information

Unit Type	#Units	Avg Rent	SqFt	Prk Sp	Beds	Bath	DishWsh	Wshr	Dryer	Hkup	Fridge	Stove	AC	Firepl	Storage	Unit Desc
<b>2 Bedroom</b>	<b>1</b>	<b>\$1,200</b>			<b>2</b>	<b>1</b>				<b>1</b>	<b>1</b>	<b>1</b>				<b>Single Family</b>
<b>2 Bedroom</b>	<b>1</b>	<b>\$1,340</b>			<b>2</b>	<b>1</b>		<b>1</b>	<b>1</b>		<b>1</b>	<b>1</b>				<b>Duplex Unit</b>
<b>3 Bedroom</b>	<b>1</b>	<b>\$1,650</b>				<b>1</b>				<b>1</b>	<b>1</b>	<b>1</b>				<b>Duplex Unit</b>

## Parking

Parking Total: **6**  
 Carport Spaces: **1**  
 Parking Type: **# of Spaces**  
**Off-Street** **4**  
**Carport (Attached)** **1**  
**Garage (Detached)** **1**  
 Parking Features: **220 Volts**

Garage Spaces: **1**  
 Reserved Spaces: **0**  
 Offstreet Spaces: **4**  
 RV Spaces: **0**

**Parking Length** **Parking Width** **Parking Description**

## Site &amp; Location Information

Lot Size: **0.60 Acres / 25,932 SqFt**  
 Lot Features: **Ditch**  
 Bldg/Complex Name: **054499**  
 Parcel Number: **41**  
 Walk Score: **41**

Fencing: **Partial**  
 Elementary School: **Eiber / Jefferson County R-1**  
 Middle/Junior Sch: **Creighton / Jefferson County R-1**  
 High School: **Lakewood / Jefferson County R-1**  
 School of Choice: **View Walk, Bike, & Transit Scores**

## Building Information

Architectural Style: **South**  
 Direction Faces: **Composition**  
 Construction Materials: **Frame**  
 Roof: **Composition**

View: **Exterior Features:**

## Water &amp; Utilities

Water Source: **Public**  
 Utilities: **Public Sewer**  
 Sewer: **220 Volts**  
 Electric: **220 Volts**

## Outbuildings

Outbuilding Type	SqFt	Stories	Yr Blt	Stalls	Doors	Length/Width	Floor	Stall Floor	Features	Description
Shed(s)										

## Public Remarks

Lakewood Income property with huge lot and potential. Money making Duplex and quaint single family unit. All kitchen appliances are included. Over 1/2 acre with tons of space for parking or ? Great long-term renters in 2 units. EZ to Rent. Great location with 6th Ave access to Downtown or the Mountains. Call Keith for a private showing.

## Directions

From Garrison and 6th Ave, take the one-way North 6th Ave Frontage road to the Property

## Confidential Information

Private Remarks: Seller owns 1 stackable washer and dryer. Buyer to verify intended use is acceptable. A licensee must accompany all Buyers during showings. No weekend deadlines or love letters from Buyers please. Lead Based Paint Disclosure can be found in supplements. All showing brokers must respond to the 5-question Health Questionnaire posted in Matrix Supplements and also available on ShowingTime. If any visitor answers 'Yes' to any of the questions, please reschedule for another time.

Buyer Agency Comp: 2.8%  
Contract Earnest Check To: RE/MAX 100 Inc

Dual Variable: Yes

Submitted Prosp: No  
Possession: Subject To Tenant Rights

Contract Min Earnest: \$12,000  
Title Company: First American  
Investor Blackout End Date:

Listing Terms: Cash, Conventional

Docs Available:

Ownership: Individual  
Home Warranty: No

## Showing Information

Showing Contact Phone: 303-573-7469  
Showing Instructions:

Show Email:

No Showings Until: 02/29/20

Show only Unit 9617 in Duplex, the unit with the sign in the door. DO NOT DISTURB other tenants! In accordance with current COVID-19 guidelines, we are requesting the showing party be limited to one broker and two clients, with 6 feet of distance between parties at all times. Please wear a mask, gloves, and booties if possible and dispose of these items appropriately upon exiting the property. Please do not touch surfaces and please try to limit in-person showing times to 15 minutes if possible. All showing brokers must respond to the 5-question Health Questionnaire posted in Matrix Supplements and also available on ShowingTime. Please email or fax this signed questionnaire to Re/Max 100, Inc. If any visitor answers 'Yes' to any of the questions, please reschedule for another time.

Occupant Type:

Tenant

## List Agent

List Agent: Keith Hurtubise  
List Agent ID: 100445



Phone: 303-202-2221  
Mobile: 303-808-8202  
Office: 303-232-4444  
Email: keithabees@aol.com

List Office: RE/MAX 100 INC.

List Office ID: REM12



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Tax

## Characteristics

Lot Acres:	0.595	Lot Sq Ft:	25,932
Land Use - CoreLogic:	Sfr	Building Type:	Duplex
Year Built:	1918	Bldg Sq Ft - Above Ground:	2,906
Bldg Sq Ft - Finished:	2,906	Bldg Sq Ft - 1st Floor:	1,582
# Buildings:	2	Bedrooms:	4
Baths - Total:	3	Baths - Full:	3.000
Stories:	1.5	Heat Type:	Wall Furnace
Garage Type:	Carpport	Garage Capacity:	0
Roof Material:	Concrete	Construction:	Wood
Water:	TYPE UNKNOWN	Sewer:	Type Unknown
Quality:	FAIR		

## Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
Carpport	S	288			
Res	S	633			1918



<b>Detached</b>	<b>S</b>	<b>75</b>
<b>1/2 Story Total</b>	<b>S</b>	<b>1,582</b>
<b>Covered Porch</b>	<b>S</b>	<b>288</b>
<b>First Floor</b>		
<b>Carport</b>		

**Building Features**

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
<b>Detached Garage</b>	<b>S</b>	<b>240</b>			
<b>First Floor</b>	<b>S</b>	<b>691</b>			

**Owner Information**

Owner Name:	<b>9615 Properties Llc</b>	Mailing Address:	<b>670 Garland St</b>
Mailing City & State:	<b>Lakewood Co</b>	Mailing Zip:	<b>80215</b>
Mailing ZIP 4:	<b>5856</b>	Mailing Carrier Route:	<b>C013</b>
Owner Occupied:	<b>No</b>		

**Location Information**

Property Zip:	<b>80215</b>	Property Zip4:	<b>5804</b>
Property Carrier Route:	<b>C014</b>	School District:	<b>Jefferson County R-1</b>
Elementary School:	<b>EIBER</b>	Middle School:	<b>CREIGHTON</b>
High School:	<b>LAKEWOOD</b>	Subdivision:	<b>Lakewood Acres</b>
Census Tract:	<b>011100</b>	Neighborhood Code:	<b>3003</b>
Onboard Neighborhood Description:	<b>NORTH KIPLING</b>	Township Range and Section:	<b>046903</b>
Quarter:	<b>SW</b>	Lot:	<b>1</b>

**Tax Information**

PIN:	<b>054499</b>	Alternate PIN:	<b>49-033-11-005</b>
Schedule Number:	<b>054499</b>	% Improved:	<b>78</b>
Tax District:	<b>7041</b>		
Legal Description:	<b>SECTION 03 TOWNSHIP 04 RANGE 69 QTR SW SUBDIVISIONCD 443000 SUBDIVISIONNAME LAKEWOOD ACRES BLOCK LOT 0001 SIZE: 25932 TRACT 00A VALUE: .595</b>		

**Assessment & Taxes**

Assessment Year	<b>2019</b>	<b>2018</b>	<b>2017</b>
Market Value - Land	<b>\$101,784</b>	<b>\$72,185</b>	<b>\$72,185</b>
Market Value - Improved	<b>\$353,381</b>	<b>\$249,523</b>	<b>\$249,523</b>
Market Value - Total	<b>\$455,165</b>	<b>\$321,708</b>	<b>\$321,708</b>
Assessed Value - Land	<b>\$7,278</b>	<b>\$5,197</b>	<b>\$5,197</b>
Assessed Value - Improved	<b>\$25,267</b>	<b>\$17,966</b>	<b>\$17,966</b>
Assessed Value - Total	<b>\$32,545</b>	<b>\$23,163</b>	<b>\$23,163</b>
YOY Assessed Change (\$)	<b>\$9,382</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>41%</b>	<b>0%</b>	
Tax Year	<b>2019</b>	<b>2018</b>	<b>2017</b>
Total Tax	<b>\$2,909.00</b>	<b>\$2,140.70</b>	<b>\$1,881.32</b>
Change (\$)	<b>\$768</b>	<b>\$259</b>	
Change (%)	<b>36%</b>	<b>14%</b>	

**Last Market Sale**

Sale Date:	<b>09/10/2015</b>	Price per SqFt - Finished:	<b>\$54.37</b>
Deed Type:	<b>Warranty Deed</b>	Owner Name:	<b>9615 Properties Llc</b>
Seller Name:	<b>Williamson Kathleen J</b>		

## History

## Listing History from MLS

ListingID: 5847438 Sts: Active  
 Parcel #: 054499

**9615 W 6th Ave Frontage Road, Lakewood, CO 80215** LA: Keith Hurtubise  
 Residential Income, Triplex LO: Re/Max 100 Inc.



Effective Date 02/29/2020 Change Type New Listing Prev -> New ACT-> \$695,000 Change Timestamp 02/29/20 - 10:16 AM Days in MLS

## Sale History from Public Records

Sale Date	Sale Price	Nom	Buyer Name(s)	Seller Name(s)	Doc. #	Document Type	Title Company	Multi/Split Sale
10/21/15		Y	9615 Properties Llc	Thayer Richard S	113438	Quit Claim Deed		
09/10/15	\$158,000		Thayer Richard S	Williamson Kathleen J	99021	Warranty Deed	Heritage Title Co.	
07/30/14		Y	Williamson Kathleen J	Williamson Andrew N Jr	62511	Deed Of Distribution	Attorney Only	
02/19/02		Y	Williamson Andrew N Jr	Moore Margaret J	F1429215	Quit Claim Deed		

## Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Mrtg Type Code	Term	Int Rate	Type	Borrower Name(s):	Title Company
07/13/16	\$150,000		PRIVATE PARTY LENDER	YEARS	7	4	FIXED RATE LOAN	Thayer Richard S	Empire Title/Co Spgs Llc
06/14/00	\$10,147	Commercial Fed Bk	CONVENTIONAL					Moore Margaret J	

1603 Harlan Street, Lakewood, CO 80214

\$525,000 - Active

Listing



Listing ID: 4039929  
 List Price: \$525,000  
 Property Type: Residential Income/Triplex  
 Levels: One  
 County: Jefferson  
 Subdivision Name: Edgewater  
 Listing Contract Date: 04/02/2020  
 Association: N Multiple: Cov/Rest: N  
 Tax Annual Amt: \$3,167  
 Tax Legal Desc: SECTION 36 TOWNSHIP 03 RANGE 69 QTR SW  
 SUBDIVISIONCD 218000 SUBDIVISIONNAME  
 EDGEWATER BLOCK 025 LOT 0029 SIZE: 3325 TRACT  
 VALUE: .076 SECTION 36 TOWNSHIP 03 RANGE 69  
 SUBDIVISIONCD 218000 SUBDIVISIONNAME  
 EDGEWATER BLOCK 025 LOT 0030 SIZE: 3325 TRACT V  
 ALUE: .076 SECTION 36 TOWNSHIP 03 RANGE 69  
 SUBDIVISIONCD 218000 SUBDIVISIONNAME  
 EDGEWATER BLOCK 025 LOT SIZE: 500 TRACT OSC  
 VALUE: .011

MLS Status: Active  
 Original List Price: \$525,000  
 Basement: Yes  
 Year Built: 1954  
 Spec. Listing Cond: None Known  
 Assoc Fee Tot Annl: \$0  
 Tax Year: 2019

Recent: 05/29/2020 : Back On Market : P-&gt;A

## Interior Area &amp; SqFt

Building Area Total (SqFt Total):	2,337	Living Area (SqFt Finished):	2,337	Area Source:	Appraiser
Above Grade Finished Area:	1,454				
Below Grade Total Area:	883	Below Grade Finished Area:	883	Below Grade Unfinished Area:	0
PSF Total:	\$225	PSF Above Grade:	\$361	PSF Finished:	\$225
Basement:	Finished	Bsmnt Ceiling Ht:			
Heating:	Forced Air	# FP, FP Features	1/Living Room		
Cooling:	Other	Flooring:	Carpet, Laminate, Wood		
Security Features:		Laundry:	Common Area, Main Level		
Appliances:	Dishwasher, Disposal, Dryer, Oven, Refrigerator				
Other Equipment:					
Exclusions:	Seller's Personal Property, Tenant's Personal Property, Flagstone outside of Carriage House, Clothes Washer				

## Financials &amp; Expenses

Cap Rate:	6.20	Cap Rate Calculation:	
Actual		Projected	
Gross Income:	32,100.00	Gross Income:	41,400.00
Operating Expense:	8,811.00	Annual Expense:	8,811.00
Annual Net Income:	23,289.00	Annual Net Income:	32,589.00
Operating Expense Includes:	Insurance, Maintenance, Real Estate Tax, Utilities		
Owner Pays:	Exterior Maintenance, Grounds Care, Insurance, Taxes, Water	Utility Billing To Tenants:	Direct Billing from Utility
Tenant Pays:	Cable TV, Electricity, Gas, Internet	Utility Metering:	Common Electric, Common Gas, Common Water

## Unit Information

Unit Type	#Units	Avg Rent	SqFt	Prk Sp	Beds	Bath	DishWsh	Wshr	Dryer	Hkup	Fridge	Stove	AC	Firepl	Storage	Unit Desc
Studio	1	\$585	571	2	1	1	1		1	2	1	1				
Bedroom	1	\$1,100	883	2	1	1	1		1	2	1	1				
Bedroom	1	\$990	883	2	2	1	1		1	2	1	1				

## Parking

Parking Total: 5  
 Garage Spaces: 1  
 Offstreet Spaces: 4

Parking Type	# of Spaces	Parking Length	Parking Width	Parking Description
Off-Street	4			
Garage (Attached)	1			

## Site &amp; Location Information

Lot Size:	0.16 Acres / 7,150 SqFt	Fencing:	Full
Road Responsibility:	Public Maintained Road		
Bldg/Complex Name:		Elementary School:	Edgewater / Jefferson County R-1
		Middle/Junior Sch:	Jefferson / Jefferson County R-1
		High School:	Jefferson / Jefferson County R-1
Parcel Number:	201822	School of Choice:	
Is Incorporated:		Zoning:	RES
Walk Score:	65		View Walk, Bike, & Transit Scores

## Building Information

Architectural Style: **Contemporary**

Entry Level/Loc:

Direction Faces:

Construction Materials: **Frame**Roof: **Composition**Common Walls: **No Common Walls**View: **City**Exterior Features: **Private Yard****Water & Utilities**Water Source: **Public**Utilities: **Cable Available, Electricity Connected, Internet Access (Wired), Natural Gas Connected, Phone Available**

Sewer:

Electric:

**Public Sewer****Outbuildings**# of Outbuildings: **2****Public Remarks**

**Beautiful Tri-Plex in the Edgewater subdivision! 2 Bed / 1 Bath unit upstairs, 1 Bed / 1 Bath unit downstairs, and Studio Carriage House in Back. Shared laundry unit. Spacious backyard with two storage buildings. Tenants pay Gas/Electric & Cable/Internet. Plenty of parking with attached 1-Car Garage and multiple off-street parking spots. Great location close to Denver and Sloan's Lake. Virtual Tour 1: [shorturl.at/zGSU6](http://shorturl.at/zGSU6) Virtual Tour 2: [shorturl.at/JTZ58](http://shorturl.at/JTZ58) Exterior 360 Tour: [shorturl.at/nqzLZ](http://shorturl.at/nqzLZ)**

**Confidential Information**

Private Remarks: **Previous Day Notice required for ALL showings. Tenants will step out for all showings. See virtual tours below: Virtual Tour 1: [shorturl.at/zGSU6](http://shorturl.at/zGSU6) Virtual Tour 2: [shorturl.at/JTZ58](http://shorturl.at/JTZ58) Exterior 360 Tour: [shorturl.at/nqzLZ](http://shorturl.at/nqzLZ)**

Buyer Agency Comp: **2.8%**Dual Variable: **No**Submitted Prosp: **No**Transaction Broker Comp: **2.8%**Contract Earnest Check To: **Guardian Title**Contract Min Earnest: **\$5,000**Title Company: **Guardian Title**

Investor Blackout End Date:

Listing Terms: **Cash, Conventional, VA Loan**Possession: **Closing/DOD**Docs Available: **Lead Based Paint, Leases, Home Warranty, Utility Average**Ownership: **Individual****Showing Information**Showing Contact Phone: **303-573-7469**

Show Email:

No Showings Until:

Showing Instructions:

**ShowingTime. Previous Day Notice Required for All Showings**

Occupant Type:

**Tenant****List Agent**List Agent: **James Stewart**List Agent ID: **028597**Phone: **970-290-3755**Mobile: **970-290-3755**Office: **970-223-6500**Email: **jimmystewart@nocohomes.net**List Office: **COLDWELL BANKER RES BROKERAGE**List Office ID: **CBRFC**

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Tax

**Characteristics**

Lot Acres:	<b>0.164</b>	Lot Sq Ft:	<b>7,150</b>
Land Use - CoreLogic:	<b>Sfr</b>	Building Type:	<b>Single Family</b>
Style:	<b>RANCH</b>	Year Built:	<b>1954</b>
Bldg Sq Ft - Above Ground:	<b>1,324</b>	Bldg Sq Ft - Basement:	<b>894</b>
Bldg Sq Ft - Finished Basement:	<b>894</b>	Bldg Sq Ft - Total:	<b>1,788</b>
Bldg Sq Ft - 1st Floor:	<b>894</b>	Bldg Sq Ft - Finished:	<b>1,324</b>
# Buildings:	<b>2</b>	Basement Type:	<b>Finished</b>
Baths - Total:	<b>3</b>	Bedrooms:	<b>2</b>
Stories:	<b>1.0</b>	Baths - Full:	<b>3.000</b>
Fireplaces:	<b>1</b>	Fireplace:	<b>Y</b>
Garage Type:	<b>Attached Garage</b>	Heat Type:	<b>Forced Air</b>
Garage Sq Ft:	<b>247</b>	Garage Capacity:	<b>0</b>
Water:	<b>TYPE UNKNOWN</b>	Construction:	<b>Wood</b>
Quality:	<b>FAIR</b>	Sewer:	<b>Type Unknown</b>

**Building Features**

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
<b>Basement Total</b>	<b>S</b>	<b>894</b>			
<b>Covered Porch</b>	<b>S</b>	<b>63</b>			
<b>First Floor</b>	<b>S</b>	<b>894</b>			
<b>Attached Garage</b>	<b>S</b>	<b>247</b>			

**Building Features**

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
<b>Enclosed Porch</b>	<b>S</b>	<b>139</b>			
<b>First Floor</b>	<b>S</b>	<b>430</b>			

**Owner Information**

Owner Name:	<b>Aberly Scott T</b>	Owner Name 2:	<b>Aberly Sylvia</b>
Mailing Address:	<b>8017 Sunrise Ct</b>	Mailing City & State:	<b>Erie Co</b>
Mailing Zip:	<b>80516</b>	Mailing ZIP 4:	<b>9422</b>
Mailing Carrier Route:	<b>R001</b>	Owner Occupied:	<b>No</b>

**Location Information**

Property Zip:	<b>80214</b>	Property Zip4:	<b>1525</b>
Property Carrier Route:	<b>C032</b>	School District:	<b>Jefferson County R-1</b>
Elementary School:	<b>EDGEWATER</b>	Middle School:	<b>JEFFERSON</b>
High School:	<b>JEFFERSON</b>	Subdivision:	<b>Edgewater</b>
Census Tract:	<b>011401</b>	Neighborhood Code:	<b>2411</b>
Onboard Neighborhood Description:	<b>EDGEWOOD</b>	Township Range and Section:	<b>036936</b>
Quarter:	<b>SW</b>	Block:	<b>25</b>
Lot:	<b>29</b>		

**Tax Information**

PIN:	<b>201822</b>	Alternate PIN:	<b>39-363-09-016</b>
Schedule Number:	<b>201822</b>	% Improved:	<b>54</b>
Tax District:	<b>7031</b>		
Legal Description:	<b>SECTION 36 TOWNSHIP 03 RANGE 69 QTR SW SUBDIVISIONCD 218000</b> <b>SUBDIVISIONNAME EDGEWATER BLOCK 025 LOT 0029 SIZE: 3325 TRACT VALUE:</b> <b>.076 SECTION 36 TOWNSHIP 03 RANGE 69 SUBDIVISIONCD 218000</b> <b>SUBDIVISIONNAME EDGEWATER BLOCK 025 LOT 0030 SIZE: 3325 TRACT V ALUE:</b> <b>.076 SECTION 36 TOWNSHIP 03 RANGE 69 SUBDIVISIONCD 218000</b> <b>SUBDIVISIONNAME EDGEWATER BLOCK 025 LOT SIZE: 500 TRACT OSC VALUE: .011</b>		

**Assessment & Taxes**

Assessment Year	<b>2019</b>	<b>2018</b>	<b>2017</b>
Market Value - Land	<b>\$226,348</b>	<b>\$170,782</b>	<b>\$170,782</b>
Market Value - Improved	<b>\$265,487</b>	<b>\$273,617</b>	<b>\$273,617</b>
Market Value - Total	<b>\$491,835</b>	<b>\$444,399</b>	<b>\$444,399</b>
Assessed Value - Land	<b>\$16,184</b>	<b>\$12,296</b>	<b>\$12,296</b>
Assessed Value - Improved	<b>\$18,982</b>	<b>\$19,700</b>	<b>\$19,700</b>
Assessed Value - Total	<b>\$35,166</b>	<b>\$31,996</b>	<b>\$31,996</b>
YOY Assessed Change (\$)	<b>\$3,170</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>10%</b>	<b>0%</b>	
Tax Year	<b>2019</b>	<b>2018</b>	<b>2017</b>
Total Tax	<b>\$3,167.14</b>	<b>\$2,980.82</b>	<b>\$2,622.58</b>
Change (\$)	<b>\$186</b>	<b>\$358</b>	
Change (%)	<b>6%</b>	<b>14%</b>	

**Last Market Sale**

Sale Date:	<b>07/31/1996</b>	Price per SqFt - Finished:	<b>\$94.37</b>
Document Number:	<b>000000070897</b>	Sale Type:	<b>Full</b>
Deed Type:	<b>Warranty Deed</b>	Owner Name:	<b>Aberly Scott T</b>
Owner Name 2:	<b>Aberly Sylvia</b>	Seller Name:	<b>Newcomm Robert S &amp; Fern P</b>

## History

## Listing History from MLS

ListingID: 4039929 Sts: Active  
Parcel #: 201822

**1603 Harlan Street, Lakewood, CO 80214**  
Residential Income, Triplex

LA: James Stewart  
LO: Coldwell Banker Res Brokerage



Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
05/29/2020	Back On Market	PND->ACT	05/29/20 - 10:20 AM	3
04/04/2020	Pending	ACT->PND	04/05/20 - 07:10 AM	3
04/02/2020	New Listing	ACT-> \$525,000	04/02/20 - 01:54 PM	

## Sale History from Public Records

Sale Date	Sale Price	Nom	Buyer Name(s)	Seller Name(s)	Doc. #	Document Type	Title Company	Multi/Split Sale
07/31/96	\$124,950		Aberly Scott T & Sylvia Aberly Sylvia	Newcomm Robert S & Fern P	F0279141	Warranty Deed		

## Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Mrtg Type Code	Term	Int Rate	Type	Borrower Name(s):	Title Company
10/20/04	\$86,000			YEARS	1	7	FIXED RATE LOAN	Aberly Sylvia Aberly Scott T	Land Title Guarantee
10/20/04	\$353,000	Cit Small Busn Lending Corp	SMALL BUSINESS ADMINISTRATION	YEARS	25		FIXED RATE LOAN	Aberly Scott T Aberly Sylvia	Land Title Guarantee
07/25/03	\$159,300	Universal Lending	CONVENTIONAL	YEARS	30		FIXED RATE LOAN	Aberly Scott T Aberly Sylvia	Lawyers Title
03/12/01	\$157,500	Universal Lending	CONVENTIONAL	YEARS	30			Aberly Scott T Aberly Sylvia	Title Services INC.
08/02/96	\$105,000	Loan America Fin'l Corp	CONVENTIONAL					Aberly Scott T Aberly Sylvia	



5344 S Lakeview Street, Littleton, CO 80120

\$599,000 - Pending

## Listing



Listing ID: **5604937**      MLS Status: **Pending**  
 List Price: **\$599,000**      Accepting Backups: **Yes**  
 Property Type: **Residential Income/Triplex**      Original List Price: **\$625,000**  
 Levels: **One**      Basement: **Yes**  
 County: **Arapahoe**      Year Built: **1961**  
 Subdivision Name: **Bruss Subdivision**  
 Listing Contract Date: **05/08/2020**      Spec. Listing Cond: **None Known**  
 Purchase Contract Date: **05/27/2020**      Contingency: **None Known**  
 Association: **N** Multiple: **Cov/Rest: N**      Assoc Fee Tot Annl: **\$0**  
 Tax Annual Amt: **\$2,678**      Tax Year: **2019**  
 Tax Legal Desc: **LOT 3 BLK 2 BRUSS SUB**

Recent: 05/27/2020 : PEND : A-&gt;P

## Interior Area &amp; SqFt

Building Area Total (SqFt Total): <b>2,640</b>	Living Area (SqFt Finished): <b>2,640</b>	Area Source:	<b>Public Records</b>
Above Grade Finished Area: <b>2,640</b>			
Below Grade Total Area: <b>0</b>	Below Grade Finished Area: <b>0</b>	Below Grade Unfinished Area: <b>0</b>	
PSF Total: <b>\$227</b>	PSF Above Grade: <b>\$227</b>	PSF Finished: <b>\$227</b>	
Basement: <b>Partial, Unfinished</b>	Bsmnt Ceiling Ht: <b>8 feet</b>		
Foundation Details: <b>Concrete Perimeter, Slab</b>	# FP, FP Features: <b>0</b>		
Heating: <b>Forced Air, Natural Gas</b>			
Cooling: <b>None</b>			
Interior Features: <b>Eat-in Kitchen</b>	Flooring: <b>Carpet, Vinyl</b>		
Security Features: <b>Carbon Monoxide Detector(s), Smoke Detector(s)</b>			
Appliances: <b>Dishwasher, Gas Water Heater, Refrigerator</b>	Laundry: <b>In Unit, Main Level</b>		
Other Equipment:			
Exclusions: <b>Refrigerator in Unit 5346 and other personal property belonging to tenants.</b>			

## Financials &amp; Expenses

Cap Rate: <b>5.00</b>	Cap Rate Calculation: <b>NOI/List price</b>
<u>Actual</u>	<u>Projected</u>
Gross Income: <b>43,320.00</b>	Gross Income:
Operating Expense: <b>11,732.00</b>	Annual Expense:
Annual Net Income: <b>31,588.00</b>	Annual Net Income:
Operating Expense Includes: <b>Accounting, Insurance, Maintenance, Professional Management, Real Estate Tax, Utilities</b>	Utility Billing To Tenants: <b>Direct Billing from Utility</b>
Owner Pays: <b>Exterior Maintenance, Grounds Care</b>	Utility Metering: <b>Separate Electric, Separate Gas</b>
Tenant Pays: <b>Cable TV, Electricity, Gas, Internet, Trash Collection</b>	

## Unit Information

Unit Type	#Units	Avg Rent	SqFt	Prk Sp	Beds	Bath	DishWsh	Wshr	Dryer	Hkup	Fridge	Stove	AC	Firepl	Storage	Unit Desc
<b>2 Bedroom</b>	<b>3</b>	<b>\$1,203</b>	<b>820</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>0</b>		<b>1</b>	<b>1 unit @ \$1,150 + 2 units @ \$1,230</b>

## Parking

Parking Total: **4**      Garage Spaces: **0**      Offstreet Spaces: **4**  
 Parking Type: **# of Spaces**      **Parking Length**      **Parking Width**      **Parking Description**  
 Off-Street: **4**

Parking Features: **Concrete**

## Site &amp; Location Information

Lot Size: <b>0.24 Acres / 10,280 SqFt</b>	Fencing: <b>Partial</b>
Lot Features: <b>Irrigated, Level, Sprinklers In Front, Sprinklers In Rear</b>	
Road Responsibility: <b>Public Maintained Road</b>	
Bldg/Complex Name:	Elementary School: <b>Field / Littleton 6</b>
	Middle/Junior Sch: <b>Goddard / Littleton 6</b>
	High School: <b>Littleton / Littleton 6</b>
Parcel Number: <b>032036192</b>	School of Choice:
Is Incorporated: <b>Yes</b>	Zoning: <b>R-4</b>
Walk Score: <b>61</b>	<u>View Walk, Bike, &amp; Transit Scores</u>
Distance To Bus: <b>500 Feet</b>	Distance To Light Rail:

## Building Information

Architectural Style: <b>Traditional</b>	Common Walls: <b>End Unit, 1 Common Wall, 2+ Common Walls</b>
Entry Level/Loc: <b>1/Exterior Access</b>	View:
Direction Faces: <b>West</b>	

Construction Materials: **Brick**  
 Roof: **Composition**  
 Patio/Porch Feat: **Patio**

Exterior Features: **Private Yard, Rain Gutters**  
 Pool Features:

### Water & Utilities

Water Source: **Public**  
 Utilities: **Cable Available, Electricity Connected, Natural Gas Connected, Phone Available**

Sewer: **Public Sewer**  
 Electric: **110V, 220 Volts**

### Public Remarks

**Estate sale. Rare find in Littleton! Great location! Great condition! Great opportunity! Brick side-by-side Triplex. Individually metered. Stable property with long term tenants who have taken very good care of the property. All three units show well! Exterior access to common area basement where each unit has a secured storage room. See pics and 3-D Interactive Tours of the whole property! TAKE NOTE! Virtual Tour 1 is of unit #5344, Virtual Tour 2 is of unit #5346, and Virtual Tour 3 is of unit #5348. Pics are labeled and in order beginning with exterior photo of unit #5344. Keep scrolling down to view the rest of the units. BETWEEN the TOURS and PICS you will see everything, inside and out. If you have a problem with opening or viewing the tours in your browser, use Internet Explorer. Please feel free to call or email me with questions or more details. Better Hurry! This one won't last!**

### Directions

**Broadway to west on Littleton Blvd to Delaware Street. Turn right or go north on Delaware Street to Crestline Avenue and turn left or go west to Lakeview Street then turn right or go north on Lakeview to property, on the right or east side of street.**

### Confidential Information

Private Remarks: **Estate sale, even though it's in the names of the heirs. Use a special warranty deed to convey title. Not much cash left in the estate for repairs and improvements. Will be sold as-is. Due to the property being tenant occupied and coronavirus showing restrictions, the property must be shown virtually without an accepted contract, no exceptions. The tours and pics are thorough and show almost everything. The units are always that clean and neat too! Feel free to call with questions or to discuss.**

Buyer Agency Comp:	<b>2.8%</b>	Dual Variable:	<b>No</b>	Submitted Prosp:	<b>No</b>
Transaction Broker Comp:	<b>2.8%</b>			Possession:	<b>Closing/DOD, Other, Rental Agreement</b>
Contract Earnest Check To:	<b>Land Title Guarantee Company</b>			Ownership:	<b>Estate</b>
Contract Min Earnest:	<b>\$8,000</b>	Listing Terms:	<b>Cash, Conventional</b>	Home Warranty:	<b>No</b>
Title Company:	<b>Land Title Guarantee Company</b>				
Investor Blackout End Date:		Docs Available:			

### Showing Information

Showing Contact Phone:	<b>303-888-6489</b>	Show Email:	<b>No Showings Until:</b>
Showing Instructions:	<b>Please note: Due to the property being tenant occupied and coronavirus showing restrictions please see Public Remarks, Pics, and 3-D virtual tours. No showings without an accepted contract. Feel free to drive by the property, but please do not bother tenants. Call listing broker with questions.</b>		

Occupant Type: **Tenant**

### List Agent

List Agent: **Michael Dovel**  
 List Agent ID: **229911**



Phone: **303-888-6489**  
 Mobile: **303-888-6489**  
 Office: **303-771-9400**  
 Email: **mike@coloradorelocate.com**

List Office: **RE/MAX Masters Millennium**

List Office ID: **rem36**



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Tax

### Characteristics

Lot Frontage:	<b>75</b>	Lot Depth:	<b>135</b>
Lot Acres:	<b>0.236</b>	Lot Sq Ft:	<b>10,280</b>
Land Use - County:	<b>Duplex/Triplex</b>	Land Use - CoreLogic:	<b>Duplex</b>
Building Type:	<b>Three Family</b>	Style:	<b>RANCH</b>
Year Built:	<b>1961</b>	Bldg Sq Ft - Above Ground:	<b>2,640</b>
Bldg Sq Ft - Basement:	<b>858</b>	Bldg Sq Ft - Finished:	<b>2,640</b>
Bldg Sq Ft - 1st Floor:	<b>2,640</b>	Basement Type:	<b>Basement</b>
# Buildings:	<b>1</b>	Bedrooms:	<b>6</b>
Baths - Total:	<b>3</b>	Baths - Full:	<b>3.000</b>
Stories:	<b>1.0</b>	Heat Fuel Type:	<b>GAS</b>
Heat Type:	<b>Forced Air</b>	Patio Type:	<b>Patio/Terrace</b>

Garage Capacity:	<b>0</b>	Roof Material:	<b>Asphalt Shingle</b>
Exterior:	<b>Brick Veneer</b>	Foundation:	<b>Concrete</b>
Quality:	<b>AVERAGE</b>	Equipment:	<b>DISHWASHER, DISPOSAL</b>

**Building Features**

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
<b>Basement Total</b>	<b>S</b>	<b>858</b>			
<b>Patio Slab Or Terrace</b>	<b>S</b>	<b>374</b>			
<b>First Floor</b>	<b>S</b>	<b>2,640</b>			

**Owner Information**

Owner Name:	<b>Sinha Alok</b>	Owner Name 2:	<b>Odell-Sinha Nakisa</b>
Mailing Address:	<b>3301 Coors Boulevard NW R- #308</b>	Mailing City & State:	<b>Albuquerque Nm</b>
Owner Occupied:	<b>No</b>	Mailing Zip:	<b>87120</b>

**Location Information**

Property Zip:	<b>80120</b>	Property Zip4:	<b>1508</b>
Property Carrier Route:	<b>C014</b>	School District:	<b>Littleton 6</b>
Elementary School:	<b>FIELD</b>	Middle School:	<b>GODDARD</b>
High School:	<b>LITTLETON</b>	Subdivision:	<b>Bruss Sub</b>
Census Tract:	<b>006601</b>	Topography:	<b>FLAT/LEVEL</b>
Neighborhood Code:	<b>3032</b>	Township Range and Section:	<b>5S6815</b>
Quarter:	<b>NW</b>	Block:	<b>2</b>
Lot:	<b>3</b>		

**Tax Information**

PIN:	<b>2077-15-2-07-003</b>	Alternate PIN:	<b>032036192</b>
Schedule Number:	<b>207715207003</b>	% Improved:	<b>51</b>
Tax District:	<b>0910</b>		
Legal Description:	<b>LOT 3 BLK 2 BRUSS SUB</b>		

**Assessment & Taxes**

Assessment Year	2019	2018	2017
Market Value - Land	<b>\$196,350</b>	<b>\$116,875</b>	<b>\$116,875</b>
Market Value - Improved	<b>\$208,250</b>	<b>\$305,125</b>	<b>\$305,125</b>
Market Value - Total	<b>\$404,600</b>	<b>\$422,000</b>	<b>\$422,000</b>
Assessed Value - Land	<b>\$14,039</b>	<b>\$8,415</b>	<b>\$8,415</b>
Assessed Value - Improved	<b>\$14,890</b>	<b>\$21,969</b>	<b>\$21,969</b>
Assessed Value - Total	<b>\$28,929</b>	<b>\$30,384</b>	<b>\$30,384</b>
YOY Assessed Change (\$)	<b>-\$1,455</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>-5%</b>	<b>0%</b>	
Tax Year	<b>2019</b>	<b>2018</b>	<b>2017</b>
Total Tax	<b>\$2,677.77</b>	<b>\$2,646.20</b>	<b>\$2,451.91</b>
Change (\$)	<b>\$32</b>	<b>\$194</b>	
Change (%)	<b>1%</b>	<b>8%</b>	

**Last Market Sale**

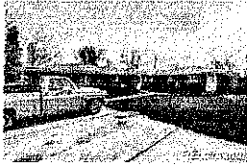
Sale Date:	<b>09/29/2004</b>	Price per SqFt - Finished:	<b>\$121.78</b>
Deed Type:	<b>Personal Representative's Deed</b>	Owner Name:	<b>Sinha Alok</b>
Seller Name:	<b>Skinner Clifford R</b>	Owner Name 2:	<b>Odell-Sinha Nakisa</b>
History			

## Listing History from MLS

ListingID: 5604937 Sts: Pending  
Parcel #: 032036192

**5344 S Lakeview Street, Littleton, CO 80120**  
Residential Income, Triplex

LA: Michael Dovel  
LO: Re/Max Masters Millennium



Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
05/27/2020	Pending	ACT->PND	05/27/20 - 10:53 AM	4
05/25/2020	Price Decrease	\$625,000->\$599,000	05/25/20 - 09:01 AM	2
05/25/2020	Back On Market	PND->ACT	05/25/20 - 08:40 AM	2
05/10/2020	Pending	ACT->PND	05/10/20 - 08:32 PM	2
05/08/2020	New Listing	ACT-> \$625,000	05/08/20 - 09:48 AM	

ListingID: 8358902 Sts: Expired  
Parcel #: 032036192

**5344 S Lakeview Street, Littleton, CO 80120**  
Residential Income, Quadplex

LA: Michael Dovel  
LO: Re/Max Masters Millennium



Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
05/08/2020	Expired	ACT->EXP	05/08/20 - 09:27 AM	1
05/07/2020	New Listing	ACT-> \$625,000	05/07/20 - 10:34 PM	

## Sale History from Public Records

Sale Date	Sale Price	Norm	Buyer Name(s)	Seller Name(s)	Doc. #	Document Type	Title Company	Multi/Split Sale
11/18/19		Y	Sinha Alok Odell-Sinha Nakisa	Sinha Nancy J	D9126696	Personal Representative's Deed	Attorney Only	
09/29/04	\$321,500		Sinha Ashwini K & Nancy J Sinha Nancy J	Skinner Clifford R	B4173140	Personal Representative's Deed	First American Title	

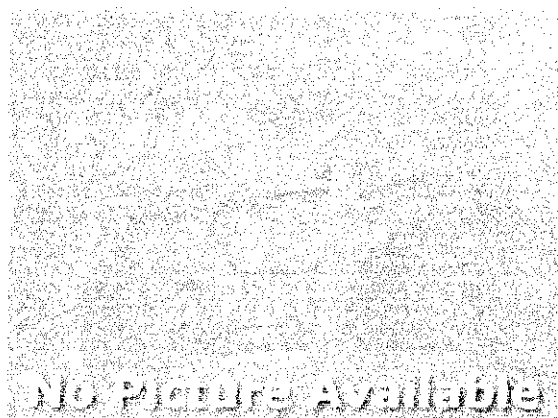
## Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Mrtg Type Code	Term	Int Rate	Type	Borrower Name(s)	Title Company
10/01/04	\$221,130	* Other Institutional Lenders	CONVENTIONAL	YEARS	30		FIXED RATE LOAN	Sinha Ashwini K Sinha Nancy J	

2270 Billings Street, Aurora, CO 80011

**\$575,000 - Pending**

## Listing



Listing ID:	<b>5188824</b>	MLS Status:	Pending
List Price:	<b>\$575,000</b>	Accepting Backups:	<b>Yes</b>
Property Type:	<b>Residential Income/Triplex</b>	Original List Price:	<b>\$575,000</b>
Levels:	<b>Three Or More</b>	Basement:	<b>Yes</b>
County:	<b>Adams</b>	Year Built:	<b>1974</b>
Subdivision Name:	<b>Northwestern Aurora</b>		
Listing Contract Date:	<b>05/26/2020</b>	Spec. Listing Cond:	<b>None Known</b>
Purchase Contract Date:	<b>05/27/2020</b>	Contingency:	<b>None Known</b>
Association: N Multiple:	<b>Cov/Rest: N</b>	Assoc Fee Tot Annl:	<b>\$0</b>
Tax Annual Amt:	<b>\$3,544</b>	Tax Year:	<b>2019</b>
Tax Legal Desc:	<b>SUB:SABLE VILLAGE</b>	FILING NO 1 BLK:2 LOT:2	

Recent: 05/27/2020 : PEND : A->P

Monday, November 2, 1992

Building Area Total (SqFt Total):	<b>4,851</b>	Living Area (SqFt Finished):	<b>4,851</b>	Area Source:	<b>Public Records</b>
Above Grade Finished Area:	<b>3,234</b>				
Below Grade Total Area:	<b>1,617</b>	Below Grade Finished Area:	<b>1,617</b>	Below Grade Unfinished Area:	<b>0</b>
PSF Total:	<b>\$119</b>	PSF Above Grade:	<b>\$178</b>	PSF Finished:	<b>\$119</b>
Basement:	<b>Partial</b>			Bsmnt Ceiling Ht:	
Foundation Details:	<b>Concrete Perimeter</b>				
Heating:	<b>Forced Air</b>			# FP, FP Features	
Cooling:	<b>None</b>				
Exclusions:	<b>Tenant personal property.</b>				

$$\frac{\partial^2 \mathcal{L}}{\partial \theta^2} = \frac{\partial}{\partial \theta} \left( \frac{\partial \mathcal{L}}{\partial \theta} \right) = \frac{\partial}{\partial \theta} \left( \frac{\partial}{\partial \theta} \left( \frac{\partial \mathcal{L}}{\partial \theta} \right) \right) = \frac{\partial}{\partial \theta} \left( \frac{\partial}{\partial \theta} \left( \frac{\partial \mathcal{L}}{\partial \theta} \right) \right)$$

Cap Rate:	<b>7.00</b>	Cap Rate Calculation:	<b>See complete pro forma attached in supplements.</b>
-----------	-------------	-----------------------	--

Actual

## Projected

## Discussion

Unit Type	#Units	Avg Rent	SqFt	Prk Sp	Beds	Bath	DishWsh	Wshr	Dryer	Hkup	Fridge	Stove	AC	Firepl	Storage	Unit Desc
<b>4 Bedroom Or More</b>	<b>3</b>	<b>\$1,366</b>	<b>4,851</b>	<b>16</b>	<b>12</b>	<b>7</b>	<b>3</b>			<b>3</b>	<b>3</b>	<b>3</b>				<b>6 of the 12 beds are non conforming in the basement.</b>

## Discussion

Parking Total:	10	Garage Spaces:	0	Offstreet Spaces:	10
<u>Parking Type</u>	<u># of Spaces</u>	<u>Parking Length</u>	<u>Parking Width</u>	<u>Parking Description</u>	
Off-Street	10				

### Site & Extension Information

**Lot Size:** **0.36 Acres / 15,500 SqFt**

Bldg/Complex Name:

Parcel Number: **R0085385**

**Walk Score:** 20

**Fencing:**

Elementary School: **Sable / Adams-Arapahoe 28J**

**Middle/Junior Sch: North /**

High School:

**School of Choice:**

View Walk, Bike, &amp; Transit Scores

## Abstract

**Architectural Style:**

Entry Level/Loc: 1/Ground

### Construction Materials: Frame

Roof: **Composition**

**Patio/Porch Feat: Covered, Front Porch**

Common Walls: 1 Common Wall

**Exterior Features:**

### Pool Features:

## References

Water Source: Public

Sewer: Public Sewer

## Outboundings

# of Outbuildings: 1

<u>Shed(s)</u>	<u>Sq Ft</u>	<u>Stories</u>	<u>Yr Blt</u>	<u>Stalls</u>	<u>Doors</u>	<u>Length/Width</u>	<u>Floor</u>	<u>Stall Floor</u>	<u>Features</u>	<u>Description</u>
1	120	1								

## Modeling Results

**Great cash flow in a developing area of Aurora. Professional property manager assessed market rents at \$5100/month.**

\*Current rent is \$4100/month. A real 7% cap rate with no funny math. Full Pro Forma available upon request. Walk to University/VA hospital and Lightrail. Convenient to retail and I-225. Brand new roof, siding and windows.

## Confidential Information

Private Remarks: **Accepting back up offers. Call listing agent Jim Doolittle at (303) 913-2333 for showings.**

Buyer Agency Comp: **2.8%** Dual Variable: **No** Submitted Prosp: **No**  
 Transaction Broker Comp: **2.8%**  
 Contract Earnest Check To: **First American Title**  
 Contract Min Earnest:  
 Title Company: **First American Title** Listing Terms: **1031 Exchange, Cash, Conventional**  
 Possession:  
 Ownership: **Individual**

## Showing Information

Showing Contact Phone:  
 Showing Instructions: **Text Jim Doolittle (303) 913-2333** Show Email: [jim.doolittle@realatlas.com](mailto:jim.doolittle@realatlas.com) No Showings Until:  
 Occupant Type: **Tenant**

## List Agent

List Agent: **James Doolittle**  
 List Agent ID: **55051181**

Phone: **303-913-2333**  
 Mobile: **303-913-2333**  
 Office: **303-242-8980**

List Office: **Atlas Real Estate Group**

Email: [JIM.DOOLITTLE@REALATLAS.COM](mailto:JIM.DOOLITTLE@REALATLAS.COM) List Office ID: **AREG1**



Not intended for public use. All data deemed reliable but not guaranteed.  
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Generated on:  
 06/05/2020 9:23:06 AM

Tax

## Characteristics

Lot Frontage:	<b>124</b>	Lot Depth:	<b>125</b>
Lot Acres:	<b>0.356</b>	Lot Sq Ft:	<b>15,500</b>
Land Use - County:	<b>Duplex/Triplex</b>	Land Use - CoreLogic:	<b>Duplex</b>
Building Type:	<b>Triplex</b>	Style:	<b>TRIPLEX</b>
Year Built:	<b>1974</b>	Bldg Sq Ft - Above Ground:	<b>3,234</b>
Bldg Sq Ft - Basement:	<b>1,617</b>	Bldg Sq Ft - Total:	<b>4,851</b>
Bldg Sq Ft - Finished:	<b>3,234</b>	Bldg Sq Ft - 1st Floor:	<b>1,617</b>
Bldg Sq Ft - 2nd Floor:	<b>1,617</b>	Basement Type:	<b>Unfinished</b>
# Buildings:	<b>1</b>	Total Rooms:	<b>12.000</b>
Bedrooms:	<b>6</b>	Baths - Total:	<b>6</b>
Baths - Full:	<b>6.000</b>	Stories:	<b>1.0</b>
Cooling Type:	<b>Central</b>	Heat Type:	<b>Forced Air</b>
Garage Capacity:	<b>0</b>	Roof Material:	<b>Composition Shingle</b>
Construction:	<b>Frame</b>	Exterior:	<b>Frame</b>
Quality:	<b>FAIR</b>	Equipment:	<b>WHE, SSK</b>

## Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
Bath 4	U	3			
Wood Roof	S	196			
Water Heater	U	3			
Unfinished	S	1,617			
Laundry Facility	U	3			
Rough In	U	3			
Sink Standard	U	3			
First Floor	S	1,617			
Second Floor	S	1,617			
Allowance	U	3			

Building Description      Building Size  
**DUPLEX**                      **1**



**Owner Information**

Owner Name:	<b>Mendez Mario A</b>	Mailing Address:	<b>17155 W 12th Ave</b>
Mailing City & State:	<b>Golden Co</b>	Mailing Zip:	<b>80401</b>
Mailing ZIP 4:	<b>2813</b>	Mailing Carrier Route:	<b>C007</b>
Owner Occupied:	<b>No</b>		

**Location Information**

Property Zip:	<b>80011</b>	Property Zip4:	<b>4245</b>
Property Carrier Route:	<b>C094</b>	School District:	<b>Adams-Arapahoe 28J</b>
Elementary School:	<b>SABLE</b>	Middle School:	<b>NORTH</b>
High School:	<b>HINKLEY</b>	Subdivision:	<b>Sable Village Filing 1</b>
Census Tract:	<b>008308</b>	Neighborhood Code:	<b>620</b>
Onboard Neighborhood Description:	<b>SABLE PLACE CONDOMINIUMS</b>	Township Range and Section:	<b>3S6631</b>
Quarter:	<b>NE</b>	Block:	<b>2</b>
Lot:	<b>2</b>		

**Tax Information**

PIN:	<b>R0085385</b>	Alternate PIN:	<b>1821-31-2-16-001</b>
Schedule Number:	<b>R0085385</b>	% Improved:	<b>76</b>
Tax District:	<b>360</b>		
Legal Description:	<b>SUB:SABLE VILLAGE FILING NO 1 BLK:2 LOT:2</b>		

**Assessment & Taxes**

Assessment Year	2019	2018	2017
Market Value - Land	<b>\$101,000</b>	<b>\$60,000</b>	<b>\$60,000</b>
Market Value - Improved	<b>\$319,890</b>	<b>\$269,641</b>	<b>\$269,641</b>
Market Value - Total	<b>\$420,890</b>	<b>\$329,641</b>	<b>\$329,641</b>
Assessed Value - Land	<b>\$7,220</b>	<b>\$4,320</b>	<b>\$4,320</b>
Assessed Value - Improved	<b>\$22,870</b>	<b>\$19,410</b>	<b>\$19,410</b>
Assessed Value - Total	<b>\$30,090</b>	<b>\$23,730</b>	<b>\$23,730</b>
YOY Assessed Change (\$)	<b>\$6,360</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>27%</b>	<b>0%</b>	
 Tax Year	 <b>2019</b>	 <b>2018</b>	 <b>2017</b>
Total Tax	<b>\$3,544.42</b>	<b>\$2,807.34</b>	<b>\$2,493.96</b>
Change (\$)	<b>\$737</b>	<b>\$313</b>	
Change (%)	<b>26%</b>	<b>13%</b>	

**Last Market Sale**

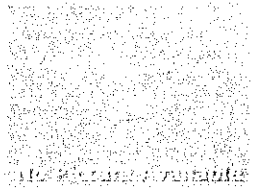
Sale Date:	<b>07/23/2010</b>	Price per SqFt - Finished:	<b>\$49.47</b>
Document Number:	<b>0000C1093468</b>	Deed Type:	<b>Special Warranty Deed</b>
Owner Name:	<b>Mendez Mario A</b>	Seller Name:	<b>Us Capital Funding Llc</b>
History			

**Listing History from MLS**

ListingID: 5188824 Sts: Pending  
Parcel #: R0085385

**2270 Billings Street, Aurora, CO 80011**  
Residential Income, Triplex

LA: James Doolittle  
LO: Atlas Real Estate Group

	Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
	05/27/2020	Pending	ACT->PND	05/27/20 - 08:54 AM	1
	05/26/2020	New Listing	ACT-> \$575,000	05/26/20 - 05:15 PM	

ListingID: 3999780 Sts: Expired  
Parcel #: R0085385

**2270 N Billings Street, Aurora, CO 80011**  
Residential Income, Triplex

LA: Jennifer Verhey  
LO: Happy Homes Real Estate

6/5/2020

Matrix



Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
05/18/2020	Expired	WTH->EXP	05/18/20 - 02:41 PM	1
04/07/2020	Withdrawn	ACT->WTH	04/07/20 - 12:57 PM	1
04/06/2020	New Listing	ACT-> \$650,000	04/06/20 - 09:45 PM	

ListingID: 843193 Sts: Closed  
Parcel #:

**2270 Billings Street, Aurora, CO 80011**  
Residential Income, Triplex

LA: Stacy A. Nolan  
LO: Integrity Transitions Re Llc

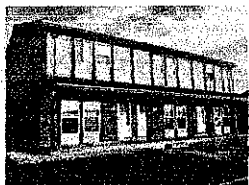


Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
07/25/2010	Closed	(\$160,000)	07/25/10 - 12:21 PM	
04/30/2010	Pending	ACT->PND	04/30/10 - 07:43 PM	
01/19/2010	New Listing	ACT-> \$199,900	01/19/10 - 07:55 PM	

ListingID: 746081 Sts: Withdrawn  
Parcel #:

**2270 Billings Street, Aurora, CO 80011**  
Residential Income, Triplex

LA: Jeffrey Meythaler  
LO: Integrity Transitions Re Llc



Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
01/19/2010	Withdrawn	ACT->WTH	01/19/10 - 07:55 PM	
01/19/2010	Back On Market	PND->ACT	01/19/10 - 07:53 PM	
11/08/2009	Pending	ACT->PND	11/08/09 - 09:03 PM	
09/21/2009	Price Decrease	\$179,900->\$169,900	09/21/09 - 10:29 AM	
08/07/2009	Back On Market	PND->ACT	08/07/09 - 12:40 PM	
08/03/2009	Pending	ACT->PND	08/03/09 - 02:14 PM	
06/29/2009	Back On Market	PND->ACT	06/29/09 - 03:21 PM	
05/14/2009	Pending	ACT->PND	05/14/09 - 04:35 PM	
03/11/2009	Price Decrease	\$199,900->\$179,900	03/11/09 - 09:16 AM	
02/23/2009	New Listing	ACT-> \$199,900	02/23/09 - 12:01 PM	

## Sale History from Public Records

Sale Date	Sale Price	Nom	Buyer Name(s)	Seller Name(s)	Doc. #	Document Type	Title Company	Multi/Split Sale
08/08/16		Y	Mendez Mario A	Mendez Lisa A	66921	Quit Claim Deed	Heritage Title Co.	
06/29/16		Y	Mendez Mario A	Mendez Lisa	52516	Quit Claim Deed		
03/16/12		Y	Mendez Lisa A & Mario A	Mendez Lisa A	24321	Joint Tenant Quit Claim Deed		
07/23/10	\$160,000		Cantin Lisa A	Us Capital Funding Llc	50710	Special Warranty Deed	United Title/Co	
03/06/09		Y	Us Capital Funding Llc	Public Trustee Of Adams County	16176	Public Trustees Deed		
09/28/06		Y	Medina Josefina	Medina Josefina	988354	Quit Claim Deed	Metro Denver Title	
12/15/05		Y	Medina-Fletes Hector F	Medina Hector F	1377630	Quit Claim Deed		
12/15/05		Y	Medina-Fletes Hector Medina Josefina	Medina Hector F	1377530	Quit Claim Deed		

## Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Mrtg Type Code	Term	Int Rate	Int Rate Type	Borrower Name(s):	Title Company
08/15/16	\$158,000	Us Bk National Assn	CONVENTIONAL	YEARS	30			Mendez Mario A	
06/05/12	\$157,500	MegaStar Fin'l Corp	CONVENTIONAL	YEARS	30			Mendez Lisa A Mendez Mario A	Guardian Title Agency The
07/30/10	\$120,000	MegaStar Fin'l Corp	CONVENTIONAL	YEARS	30			Cantin Lisa A	
10/10/06	\$290,400	Peoples Choice	CONVENTIONAL	YEARS	30		ADJUSTABLE LOAN	Medina Josefina	
10/25/01	\$238,400	First Nat'l Bk/Az	CONVENTIONAL	YEARS	30			Medina Hector F	
12/24/92	\$59,500	Countrywide Fndg	CONVENTIONAL					Lewis Marie T	
09/06/90	\$12,000		PRIVATE PARTY LENDER					Inc	

4000 Jay Street, Wheat Ridge, CO 80033

\$642,500 - Closed

## Listing



Listing ID:	<b>2338078</b>	MLS Status:	<b>Closed</b>
List Price:	<b>\$640,000</b>	Original List Price:	<b>\$640,000</b>
Property Type:	<b>Residential Income/Triplex</b>		
Levels:	<b>Two</b>	Basement:	<b>Yes</b>
County:	<b>Jefferson</b>	Year Built:	<b>1960</b>
Subdivision Name:	<b>Wheat Ridge</b>		
Listing Contract Date:	<b>10/21/2019</b>	Spec. Listing Cond:	<b>None Known</b>
Purchase Contract Date:	<b>12/04/2019</b>	Contingency:	<b>None Known</b>
Close Date:	<b>03/06/2020</b>	Close Price:	<b>\$642,500</b>
Days in MLS:	<b>44</b>		
Association:	<b>N Multiple: Cov/Rest: N</b>	Assoc Fee Tot Annl:	<b>\$0</b>
Tax Annual Amt:	<b>\$2,447</b>	Tax Year:	<b>2019</b>
Tax Legal Desc:	<b>857800 WRIGHT</b>		

## Interior Area &amp; Sqft

Building Area Total (SqFt Total):	<b>2,989</b>	Living Area (SqFt Finished):	<b>2,989</b>	Area Source:	
Above Grade Finished Area:	<b>1,789</b>				
Below Grade Total Area:	<b>1,200</b>	Below Grade Finished Area:	<b>1,200</b>	Below Grade Unfinished Area:	<b>0</b>
PSF Total:	<b>\$215</b>	PSF Above Grade:	<b>\$359</b>	PSF Finished:	<b>\$215</b>
Basement:	<b>Finished, Full</b>	Bsmnt Ceiling Ht:			
Heating:	<b>Forced Air, Natural Gas</b>	# FP, FP Features			
Cooling:	<b>None</b>				
Exclusions:	<b>Seller's Personal Property not used in operation of Property.</b>				

## Financials &amp; Expenses

<u>Actual</u>		<u>Projected</u>	
Gross Income:	<b>54,885.00</b>	Gross Income:	<b>60,695.00</b>
Operating Expense:	<b>16,980.00</b>	Annual Expense:	<b>16,084.00</b>
Annual Net Income:	<b>37,905.00</b>	Annual Net Income:	<b>44,611.00</b>
Owner Pays:		Utility Billing To Tenants:	<b>Direct Billing from Utility</b>
Tenant Pays:	<b>Electricity, Gas, Internet, Trash Collection, Water</b>	Utility Metering:	<b>Separate Electric, Separate Gas</b>

## Parking

Parking Total:	<b>5</b>	Garage Spaces:	<b>5</b>	Offstreet Spaces:	<b>0</b>
Parking Type:	<b># of Spaces</b>	Parking Length	Parking Width	Parking Description	
Garage (Detached)	<b>5</b>				
Parking Features:	<b>Garage</b>				

## Site &amp; Location Information

Lot Size:	<b>0.35 Acres / 12,200 SqFt</b>	Fencing:	<b>Full</b>
Bldg/Complex Name:		Elementary School:	<b>Stevens / Jefferson County R-1</b>
		Middle/Junior Sch:	<b>Everitt / Jefferson County R-1</b>
		High School:	<b>Wheat Ridge / Jefferson County R-1</b>
Parcel Number:	<b>300025631</b>	School of Choice:	
Is Incorporated:		Zoning:	<b>R3</b>
Walk Score:	<b>59</b>	View Walk, Bike, & Transit Scores	

## Building Information

Architectural Style:		Common Walls:	
Entry Level/Loc:	<b>Exterior Access</b>		
Construction Materials:	<b>Brick</b>		
Roof:	<b>Architectural Shingles</b>	Exterior Features:	<b>Balcony</b>
Patio/Porch Feat:	<b>Deck, Front Porch</b>	Pool Features:	

## Public Remarks

**Fully stabilized 3-plex, on a large lot. Each unit has private entrance/exit. 5 total garage spots. 3 spots included in leases to units 4000 & 4002 Jay St. 2 detached garage spots independently leased by Management.**

## Confidential Information

Buyer Agency Comp:	<b>2.25%</b>	Dual Variable:	<b>No</b>	Submitted Prosp:	<b>No</b>
Contract Earnest Check To:	<b>Brianna Corwin</b>			Possession:	
Contract Min Earnest:	<b>\$50,000</b>	Listing Terms:	<b>Cash, Conventional</b>		
Title Company:	<b>Stewart Title</b>			Ownership:	<b>Corporation/Trust</b>

## List Agent

List Agent: Justin Brockman  
List Agent ID: **55047737**

Phone: **303-993-9803**  
Mobile: **303-993-9803**  
Office: **303-993-9803**

List Office: Brockman Group LLC

Email: management@brockman.group List Office ID: **M7499**  
Buyer Agent

Buyer Agent: Thomas Graeve  
Buyer Office: Pinnacle Real Estate Advisors

Phone: **303-962-9539**  
Email: tgraeve@pinnaclearea.com

Buyer Agent ID: **038734**  
Buyer Office ID: **M0485**

#### Close Information

Concessions: **No**  
Commission Modified: **NA**

Buyer Financing: **Conventional**  
Closing Comments:



Not intended for public use. All data deemed reliable but not guaranteed.  
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Generated on:  
06/05/2020 9:23:12 AM

Tax

#### Characteristics

Lot Acres:	<b>0.280</b>	Lot Sq Ft:	<b>12,200</b>
Land Use - CoreLogic:	<b>Sfr</b>	Building Type:	<b>Duplex</b>
Style:	<b>RANCH</b>	Year Built:	<b>1960</b>
Bldg Sq Ft - Above Ground:	<b>1,729</b>	Bldg Sq Ft - Basement:	<b>1,260</b>
Bldg Sq Ft - Finished Basement:	<b>1,260</b>	Bldg Sq Ft - Total:	<b>469</b>
Bldg Sq Ft - 1st Floor:	<b>1,260</b>	Bldg Sq Ft - Finished:	<b>1,729</b>
# Buildings:	<b>2</b>	Basement Type:	<b>Finished</b>
Baths - Total:	<b>4</b>	Bedrooms:	<b>6</b>
Stories:	<b>1.0</b>	Baths - Full:	<b>4.000</b>
Fireplaces:	<b>2</b>	Fireplace:	<b>Y</b>
Patio Type:	<b>Wood Deck</b>	Heat Type:	<b>Forced Air</b>
Garage Capacity:	<b>0</b>	Garage Type:	<b>Detached Garage</b>
Construction:	<b>Masonry</b>	Garage Sq Ft:	<b>900</b>
Sewer:	<b>Type Unknown</b>	Water:	<b>TYPE UNKNOWN</b>
		Quality:	<b>AVERAGE</b>

#### Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
<b>Shed</b>	<b>S</b>	<b>64</b>			<b>1984</b>
<b>Residential Use</b>	<b>S</b>	<b>900</b>			
<b>Detached Garage</b>	<b>S</b>	<b>84</b>			
<b>Covered Porch</b>	<b>S</b>	<b>64</b>			
<b>Outbuilding/Extra Features</b>	<b>S</b>	<b>1,260</b>			
<b>First Floor</b>	<b>S</b>	<b>1,260</b>			
<b>Basement Total</b>	<b>S</b>	<b>270</b>			
<b>Wood Deck</b>					

#### Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
<b>Enclosed Porch</b>	<b>S</b>	<b>129</b>			
<b>Attached Garage</b>	<b>S</b>	<b>1,041</b>			
<b>First Floor</b>	<b>S</b>	<b>469</b>			

#### Owner Information

Owner Name:	<b>Kr Investment Group LLC</b>	Mailing Address:	<b>1735 N Ogden St #301</b>
Mailing City & State:	<b>Denver Co</b>	Mailing Zip:	<b>80218</b>
Mailing ZIP 4:	<b>1076</b>	Mailing Carrier Route:	<b>C041</b>
Owner Occupied:	<b>No</b>		

**Location Information**

Property Zip:	<b>80033</b>	Property Zip4:	<b>5019</b>
Property Carrier Route:	<b>C002</b>	School District:	<b>Jefferson County R-1</b>
Elementary School:	<b>STEVENS</b>	Middle School:	<b>EVERITT</b>
High School:	<b>WHEAT RIDGE</b>	Subdivision:	<b>Wright</b>
Census Tract:	<b>010603</b>	Neighborhood Code:	<b>2405</b>
Onboard Neighborhood Description:	<b>HALE</b>	Township Range and Section:	<b>036924</b>
Quarter:	<b>SW</b>	Lot:	<b>3</b>

**Tax Information**

PIN:	<b>025631</b>	Alternate PIN:	<b>39-243-18-001</b>
Schedule Number:	<b>025631</b>	% Improved:	<b>61</b>
Tax District:	<b>3139</b>		
Legal Description:	<b>SECTION 24 TOWNSHIP 03 RANGE 69 SUBDIVISIONCD 857800 SUBDIVISIONNAME WRIGHT BLOCK LOT 0003 SIZE: 12200 TRACT VALUE: .280</b>		

**Assessment & Taxes**

Assessment Year	<b>2019</b>	<b>2018</b>	<b>2017</b>
Market Value - Land	<b>\$226,696</b>	<b>\$143,963</b>	<b>\$143,963</b>
Market Value - Improved	<b>\$351,959</b>	<b>\$237,516</b>	<b>\$237,516</b>
Market Value - Total	<b>\$578,655</b>	<b>\$381,479</b>	<b>\$381,479</b>
Assessed Value - Land	<b>\$16,209</b>	<b>\$10,365</b>	<b>\$10,365</b>
Assessed Value - Improved	<b>\$25,165</b>	<b>\$17,101</b>	<b>\$17,101</b>
Assessed Value - Total	<b>\$41,374</b>	<b>\$27,466</b>	<b>\$27,466</b>
YOY Assessed Change (\$)	<b>\$13,908</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>51%</b>	<b>0%</b>	
Tax Year	<b>2019</b>	<b>2018</b>	<b>2017</b>
Total Tax	<b>\$3,563.42</b>	<b>\$2,447.44</b>	<b>\$2,210.04</b>
Change (\$)	<b>\$1,116</b>	<b>\$237</b>	
Change (%)	<b>46%</b>	<b>11%</b>	

**Last Market Sale**

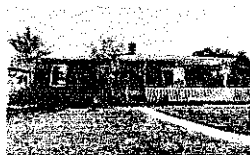
Sale Date:	<b>03/06/2020</b>	Price per SqFt - Finished:	<b>\$371.60</b>
Deed Type:	<b>Special Warranty Deed</b>	Owner Name:	<b>Kr Investment Group Llc</b>
Seller Name:	<b>Foothills Property Group Llc</b>		

**History****Listing History from MLS**

ListingID: 2338078 Sts: Closed  
Parcel #: 300025631

**4000 Jay Street, Wheat Ridge, CO 80033**  
Residential Income, Triplex

LA: Justin Brockman  
LO: Brockman Group Llc



Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
03/06/2020	Closed	(\$642,500)	03/06/20 - 02:58 PM	44
12/04/2019	Pending	ACT->PND	12/04/19 - 11:43 AM	44
10/21/2019	New Listing	ACT-> \$640,000	10/21/19 - 06:35 PM	

ListingID: 784965 Sts: Closed  
Parcel #:

**4000 Jay Street, Wheat Ridge, CO 80033**  
Residential Income, Duplex

LA: Scott Kilpatrick  
LO: Re/Max Alliance-Evergreen



Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
11/02/2009	Closed	(\$175,000)	11/02/09 - 12:47 PM	
08/30/2009	Pending	ACT->PND	08/30/09 - 10:36 AM	
08/24/2009	Back On Market	PND->ACT	08/24/09 - 04:49 PM	
07/03/2009	Pending	ACT->PND	07/03/09 - 02:27 PM	
06/23/2009	New Listing	ACT-> \$190,000	06/23/09 - 02:48 PM	

## Sale History from Public Records

Sale Date	Sale Price	Norm	Buyer Name(s)	Seller Name(s)	Doc. #	Document Type	Title Company	Multi/Split Sale
03/06/20	\$642,500		Kr Investment Group Llc	Foothills Property Group Llc	28015	Special Warranty Deed	Stewart Title	
09/08/09	\$175,000		Foothills Property Group Llc	Us Bank Na Bafc 2007-4	109864	Special Warranty Deed	Colorado Escrow & Title Svcs	
05/01/09		Y	Us Bank Na Bafc 2007-4	Chief Deputy Public Te Of Jeffers	38832	Public Trustees Deed		
09/29/94	\$179,900		Gray Steven E	Stewart Max E	94159023	Warranty Deed		
12/27/91	\$113,000		Stewart Max E	Schlicher Stephen A	91121817	Warranty Deed		
03/26/87		Y	Schlicher Stephen A	Schlicher Colleen A	87040455	Quit Claim Deed		

## Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Mrtg Type Code	Term	Int Rate	Type	Borrower Name(s):	Title Company
03/11/20	\$514,000	Firstbank	CONVENTIONAL	YEARS	30	4	ADJUSTABLE INT RATE LOAN	Kr Investment Group Llc	
11/03/09	\$186,700	Firstbank/Wheat Ridge	CONVENTIONAL	YEARS	30	5.125	ADJUSTABLE INT RATE LOAN	Foothills Property Group Llc	
03/02/07	\$103,500	American Brokers Conduit	CONVENTIONAL	YEARS	15			Gray Steven E	
03/02/07	\$241,500	American Brokers Conduit	CONVENTIONAL	YEARS	30			Gray Steven E	
03/04/04	\$75,000	Citywide Banks	CONVENTIONAL				ADJUSTABLE INT RATE LOAN	Gray Steven E	
11/18/02	\$175,108	Commercial Fed Bk	CONVENTIONAL	YEARS	10		FIXED RATE LOAN	Gray Steven E	
06/28/02	\$70,000	Wells Fargo Bk West Na	CONVENTIONAL	YEARS	30		FIXED RATE LOAN	Gray Steven E	

## Foreclosure History

### CERTIFICATE OF PURCHASE

Document Type:	<b>CERTIFICATE OF PURCHASE</b>	Book Number:		Original Doc Date:	<b>03/02/2007</b>
Default Date:		Page Number:		Original Document #:	<b>24172</b>
Foreclosure Filing Dt:		Default Amount:		Original Book/Page:	
Recording Date:	<b>04/10/2009</b>	Final Judgement Amt:		Lien Type:	
Document Number:	<b>31514</b>				

Document Type:	<b>NOTICE OF TRUSTEE'S SALE</b>	Book Number:		Original Doc Date:	<b>03/02/2007</b>
Default Date:		Page Number:		Original Document #:	<b>24172</b>
Foreclosure Filing Dt:	<b>11/20/2008</b>	Default Amount:		Original Book/Page:	
Recording Date:	<b>12/02/2008</b>	Final Judgement Amt:	<b>\$238,770</b>	Lien Type:	
Document Number:	<b>108955</b>				



Ken Musso  
Assessor



Assessor's Office  
4430 South Adams County Parkway  
2nd Floor, Suite C2100  
Brighton, CO 80601-8201  
Phone 720-523-6038  
Fax 720-523-6037  
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

STIPULATION (As to Tax Year(s) 2019 Actual Value(s))

1. The property subject to this Stipulation is:  
Schedule No. (S): R0077814/15 Parcel NO.(S) 0172131205001/002

2. The subject property is classified as a Commercial property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019:

Land	\$164,464
Improvements	\$939,307
Total	\$1,103,771

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2019:

Land	\$164,464
Improvements	\$785,536
Total	\$950,000

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2019.

DATED this: July 24, 2020

*Danish Begzhanov*

Petitioner's Representative

**Property Tax Advisors, Inc.**  
**3090 S. Jamaica Ct., #204**  
**Aurora, CO 80014**

**Tel: 303.368.0500**

**Email: propertytax@cotaxes.net**

Susan  
Schilling

Digitally signed by Susan Schilling  
DN: cn=Susan Schilling, o=Adams  
County Assessor, ou=Commercial/  
Industrial Department,  
email=schilling@adcogov.org, c=US  
Date: 2020.07.17 10:18:24 -0600

Assessor Representative

Adams County Assessor's Office

**ADAMS COUNTY ASSESSOR'S RECOMMENDATION WORKSHEET  
BOARD OF COUNTY COMMISSIONERS (BOCC)**

Account No : **R0077815**

Parcel No : **0172131205002**

Petition Year : **2019**

Petition Filed Date : **April 27, 2020**

Owner Entity : **MILES FAMILY LIMITED LIABILITY PARTNERSHIP**

Owner Address : **6969 E. 11th Ave**

Owner City : **Denver**

State : **CO**

Property Location : **7725 Dahlia St**

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL		L:	\$123,859	L:	\$123,859	A. Ratio	29.00%
		I:	\$760,536	I:	\$939,307	Mill Levy	86.799
TOTALS :			\$884,395		\$256,470		
					\$1,063,166	\$308,320	Original Tax \$26,762

**Petitioner's Statement :**

Property is valued too high

**Assessor's Report**

**Situation :**

**Action :**

**Recommendation :**

Upon further review, a reduction in value appears warranted.

**ASSESSOR'S RECOMMENDED ADJUSTMENT**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT		
		Actual Value		Assessed Value	Actual Value	Assessed Value	Tax Refund	
REAL	0	L:	\$123,859	\$35,920	L:	\$123,859	\$35,920	\$3,870.37
		I:	\$939,307	\$272,400	I:	\$785,536	\$227,810	Revised Tax
TOTALS :			\$1,063,166	\$308,320		\$909,395	\$263,730	\$22,891.50

Susan Schilling  
Appraiser

August 6, 2020  
Date

# PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received \_\_\_\_\_  
(Use Assessor's or Commissioners' Date Stamp)

**Section I: Petitioner, please complete Section I only.**

Date: 3/1/20  
Month Day Year

Petitioner's Name: Miles Family LLLP

Petitioner's Mailing Address: 6969 E. 11th Ave.

<u>Denver</u>	<u>CO</u>	<u>80220</u>
City or Town	State	Zip Code


SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0077815</u>	<u>7725 Dahlia St.</u>
<u>R0077814</u>	<u>Vacant Land</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

The income and market approaches to value support a lower valuation.

Petitioner's estimate of value: \$ 925,100.00 (2019)  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Petitioner's Signature _____	Daytime Phone Number (____) _____
 By _____	Email _____
Agent's Signature	Daytime Phone Number ( <u>303</u> ) <u>368.0500</u>
Printed Name: <u>Dariush Bozorgpour</u>	Email <u>propertytax@cotaxes.net</u>
Property Tax Advisors, Inc.	

\*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II:		Assessor's Recommendation	
		(For Assessor's Use Only)	
	Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.			
If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.			
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)			
<input type="checkbox"/> Assessor recommends denial for the following reason(s):			
Assessor's or Deputy Assessor's Signature _____			

**FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY**(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

**Section III: Written Mutual Agreement of Assessor and Petitioner**

(Only for abatements up to \$10,000)

The Commissioners of \_\_\_\_\_ County authorize the Assessor by Resolution No. \_\_\_\_\_ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature \_\_\_\_\_

Date \_\_\_\_\_

Assessor's or Deputy Assessor's Signature \_\_\_\_\_

Date \_\_\_\_\_

**Section IV: Decision of the County Commissioners**

(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of \_\_\_\_\_ County, State of Colorado, at a duly and lawfully called regular meeting held on \_\_\_\_/\_\_\_\_/\_\_\_\_, at which meeting there were present the following members:

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor \_\_\_\_\_ (*being present--not present*) and

Name

Petitioner \_\_\_\_\_ (*being present--not present*), and WHEREAS, the said

Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (*agrees--does not agree*) with the recommendation of the Assessor, and that the petition be (*approved--approved in part--denied*) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

Chairperson of the Board of County Commissioners' Signature \_\_\_\_\_

I, \_\_\_\_\_ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Month Year

County Clerk's or Deputy County Clerk's Signature \_\_\_\_\_

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

**Section V: Action of the Property Tax Administrator**

(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby

☐ Approved ☐ Approved in part \$ \_\_\_\_\_ ☐ Denied for the following reason(s):

Secretary's Signature \_\_\_\_\_

Property Tax Administrator's Signature \_\_\_\_\_

Date \_\_\_\_\_

Agent: **PROPERTY TAX ADVISORS, INC.**  
3090 South Jamaica Court, Suite 204  
Aurora, Colorado 80014  
Tel: 303.368.0500 Fax: 303.368.0573  
Email: propertytax@cotaxes.net

Subject: **APPEAL OF REAL PROPERTY VALUATION**

Tax Year: 2019

County: Adams

Schedule Number: R0077815 / R0077814

PTA # 6279

Property Address: 7725 Dahlia St. / Vacant Land

Property Owner: Miles Family LLLP  
Mailing Address: 6969 E. 11th Ave.  
Denver, CO 80220

Inclusions:

<input checked="" type="checkbox"/>	Photograph(s) of Subject Property
<input type="checkbox"/>	Correlation and Conclusions
<input checked="" type="checkbox"/>	Income Approach
<input type="checkbox"/>	Market Sales
<input type="checkbox"/>	Cost Approach
<input checked="" type="checkbox"/>	Salient Facts

Report Date: 3/1/20

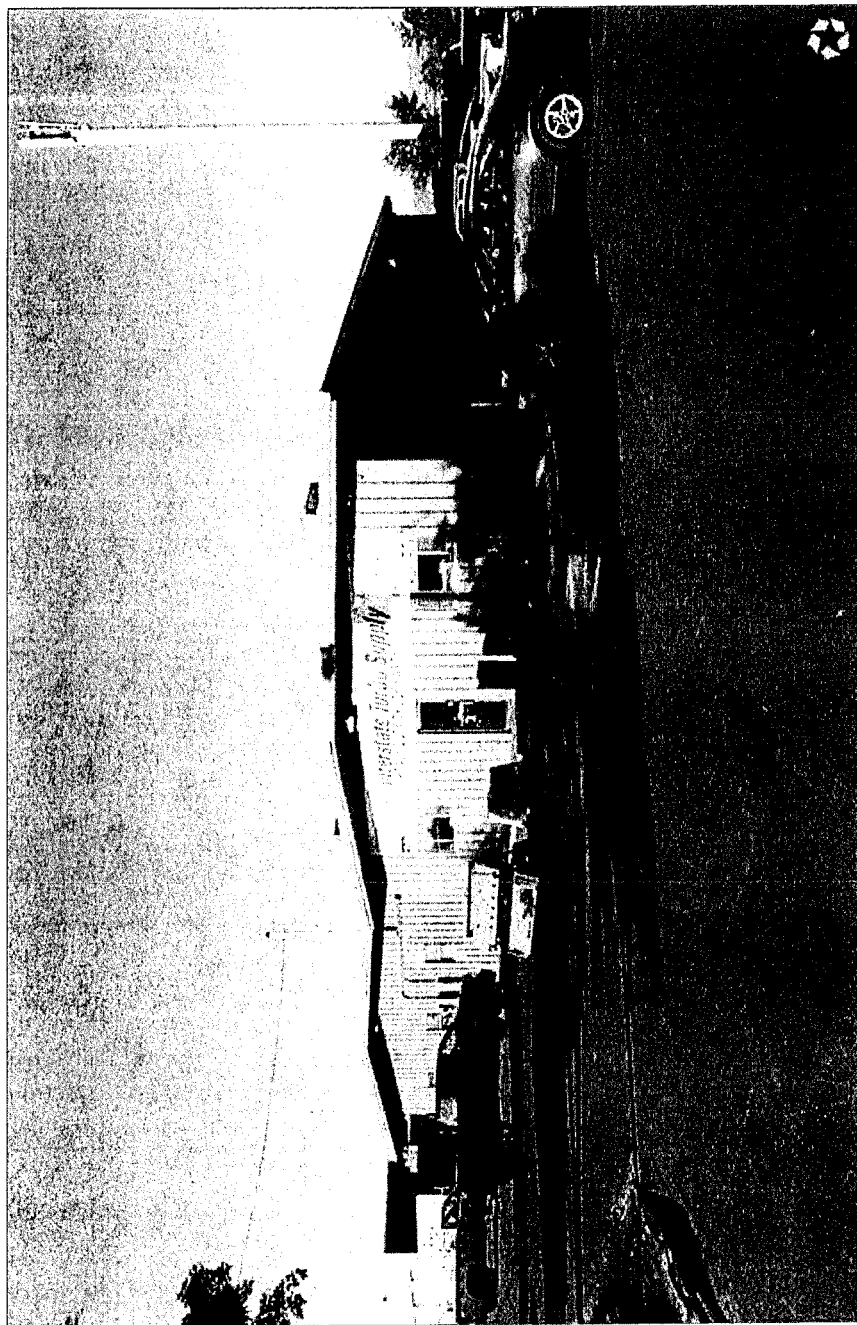
     **OWNER OCCUPIED**

PETITIONER'S FINAL ESTIMATE OF VALUE:		<u>\$925,100</u>
Value per Square Foot:		<u>\$81.75</u>
ASSESSOR'S VALUE:		<u>\$1,103,771</u>
Value per Square Foot:		<u>\$97.54</u>

Site Size	<u>28,749</u> s.f.	YOC	<u>1979/2001/2017</u>	Effective Bldg. Age (yrs)	<u>25</u>
Gross Building Area	<u>11,316</u> s.f.			Remaining Econ. Life (yrs)	<u>15</u>
Land to Bldg. Ratio	<u>2.54</u> :1	Zoning	<u>Industrial</u>	Construction	<u>          </u>
Use:	<u>Industrial</u>				

Bldg. 1: 9,000sf / Bldg. 2: 816sf / Bldg. 3: 1,500sf – Assessor records are showing the bldg. at 4,279sf

7725 Dahlia St





## Salient Facts

The assessor's records are showing building 3 at 4,279 s.f. The building is <sup>approx.</sup> 1,800 s.f.

Rental Rate: \$0.00 /sf 3250

Source: Owner provided income and expense

Factors Affecting Rental Rate:

0	/sf x	\$0.00	/sf =	\$0
0	/sf x	\$0.00	/sf =	\$0
0	/sf x	\$0.00	/sf =	\$0

Potential Gross Income \$ 0

Source: Annualized 2017 and 2018 Actual Income

Occupancy Rate X 0.95

Effective Gross Income \$ 83,117

Source: Annualized 2017 and 2018 Actual Expense  
(R.E. Taxes & Dep. Excluded)

Expenses - 13,732

Net Operating Income \$ 69,386

Source: Cap Rate 7.50%  
\*ETR 0.00%  
Overall Rate 7.50%

Capitalization Rate + 0.075

VALUE BY INCOME APPROACH \$ 925,142

Mill Levy	0
Assessment Rate	0.29
*ETR	0.000

Say \$ 925,100

Revenue:	2017	2018
Total	\$ 87,288	\$ 74,776
Annualized:	\$ 83,117	
Expenses:	2017	2018
Expenses:		
Total	\$ 15,002.00	\$ 11,191.00
Total:	\$15,002	\$11,191
Annualized:	\$13,732	

Comments:

Form **8825**  
(Rev. September 2017)  
Department of the Treasury  
Internal Revenue Service

# Rental Real Estate Income and Expenses of a Partnership or an S Corporation

Attach to Form 1065, Form 1065-B, or Form 1120S.  
Go to [www.irs.gov/Form8825](http://www.irs.gov/Form8825) for the latest information.

OMB No. 1545-0123

Name **MILES FAMILY, LLLP** Employer identification number **36-4526500**

1	Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions. See page 2 to list additional properties.	Physical address of each property—street, city, state, ZIP code	Type—Enter code 1-8; see page 2 for list	Fair Rental Days	Personal Use Days
(A)		<b>COMMERCIAL BUILDING</b> <b>7725 DAHLIA STREET</b> <b>COMMERCE CITY CO 80037</b>	<b>4</b> <b>COMMERCIAL</b>	<b>365</b>	
B		<b>ANNA MARIA TOWNHOME</b> <b>102 2ND STREET NORTH UNIT B</b> <b>HOLMES BEACH FL 34217</b>	<b>1</b> <b>SINGLE FAM RESIDENCE</b>	<b>365</b>	
C		<b>E 77TH AVE</b> <b>5253 AND 5215 EAST 77TH AVE</b> <b>COMMERCE CITY CO 80022</b>	<b>4</b> <b>COMMERCIAL</b>	<b>365</b>	
D		<b>523 JOSEPHINE</b> <b>523 JOSEPHINE ST</b> <b>DENVER CO 80206</b>	<b>1</b> <b>SINGLE FAM RESIDENCE</b>	<b>365</b>	

		Properties				
		A	B	C	D	
2	Rental Real Estate Income	2	87,288	30,332	56,812	9,588
Rental Real Estate Expenses						
3	Advertising	3				
4	Auto and travel	4				
5	Cleaning and maintenance	5	35	2,742	35	105
6	Commissions	6		7,284		
7	Insurance	7	4,651	-123		
8	Legal and other professional fees	8	950	950	950	1,363
9	Interest	9			9,057	
10	Repairs	10	287	782	6,610	142
11	Taxes	11	228	5,385	8,097	-1,430
12	Utilities	12		2,435	339	55
13	Wages and salaries	13				
14	Depreciation (see instructions)	14	10,476	7,314	15,719	19,146
15	Other (list)	15	123	9,649	68,451	251
SEE STMT 2,3,4,5						
10% mgt fee imputed			8,728			
16	Total expenses for each property. Add lines 3 through 15	16	16,750	36,418	109,258	19,632
17	Income or (loss) from each property. Subtract line 16 from line 2	17	70,538	-6,086	-52,446	-10,044
18a	Total gross rents. Add gross rents from line 2, columns A through H	18a				184,020
b	Total expenses. Add total expenses from line 16, columns A through H	18b				182,058
19	Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities	19				
20a	Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1)	20a				
b	Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed.					
(1) Name						
(2) Employer identification number						
</						

For Paperwork Reduction Act Notice, see instructions.

Form 8825 (Rev. 9-2017)

DAA

2017

Form **8825**  
(Rev. November 2018)  
Department of the Treasury  
Internal Revenue Service

# Rental Real Estate Income and Expenses of a Partnership or an S Corporation

▶ Attach to Form 1065 or Form 1120S.  
▶ Go to [www.irs.gov/Form8825](http://www.irs.gov/Form8825) for the latest information.

OMB No. 1545-0123

Name

Employer identification number

**MILES FAMILY, LLLP****36-4526500**

1 Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions. See page 2 to list additional properties.			
	Physical address of each property—street, city, state, ZIP code	Type—Enter code 1-8; see page 2 for list	Fair Rental Days
A	COMMERCIAL BUILDING 7725 DAHLIA STREET COMMERCE CITY CO 80037	4 COMMERCIAL	365
B	E 77TH AVE 5253 AND 5215 EAST 77TH AVE COMMERCE CITY CO 80022	4 COMMERCIAL	365
C	523 JOSEPHINE 523 JOSEPHINE ST DENVER CO 80206	1 SINGLE FAM RESIDENCE	365
D			

		Properties			
		A	B	C	D
2	Gross rents	74,776	75,267	38,088	
3	Rental Real Estate Expenses				
3	Advertising				
4	Auto and travel				
5	Cleaning and maintenance	525		250	
6	Commissions	-20	-39	-20	
7	Insurance	1,089	2,177	2,718	
8	Legal and other professional fees	2,100	2,890		
9	Interest (see instructions)		8,666		
10	Repairs		1,150	1,839	
11	Taxes		9,139	2,186	
12	Utilities		339	200	
13	Wages and salaries				
14	Depreciation (see instructions)	7,506	12,102	34,642	
15	Other (list) ▶ SEE STMT 2, 3, 4 101 mgt fee imputed	111,381 7,777	15,694	75	
16	Total expenses for each property. Add lines 3 through 15	122,581	52,118	41,890	
17	Income or (loss) from each property. Subtract line 16 from line 2	-47,805	23,149	-3,802	
18a	Total gross rents. Add gross rents from line 2, columns A through H				188,131
18b	Total expenses. Add total expenses from line 16, columns A through H				216,589
19	Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities				
20a	Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1)				
20a	Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed.				
	(1) Name		(2) Employer identification number		
21	Net rental real estate income (loss). Combine lines 18a through 20a. Enter the result here and on: • Form 1065 or 1120S: Schedule K, line 2				-28,458

GENERAL:

STRUCTURAL NOTES

1. Dimensions: The structural drawings shall be considered as a part of the complete set of Contract drawings, including the drawings of all disciplines. It is intended that the Structural drawings will provide sufficient dimensions to locate the primary structural elements and members. Location of secondary members which are affected by systems detailed by others may require reference to the drawings of other disciplines and layout and coordination by the contractor. If direct conflict between dimensions of two or more disciplines is encountered, such conflicts shall be resolved by the Architect. Do not use scaled dimensions. Use written dimensions or where dimensions are not provided, consult the architect for clarifications before proceeding with the work in question.

2. Omissions or conflicts between various elements of the drawings, specifications, notes, and details shall be brought to the attention of the structural engineer and resolved before proceeding with the work. The contractor must submit in writing any requests for modifications to the plans and specifications. Shop drawings submitted to the structural engineer for review do not constitute "in writing" unless it is clearly noted that specific changes are being requested.

3. Deferred Submittals: Where structural components are fully or partially designed and detailed by the supplier or fabricator, complete shop drawings and calculations, signed and sealed by a professional engineer registered in the state where the project is located, shall be submitted to the structural engineer for review. In addition, a copy of these documents shall be submitted to the Building Official for approval in accordance with IBC Section 107.3.4.

4. The Contract drawings and specifications represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure during construction. Such measures shall include but not be limited to bracing and shoring for loads due to construction equipment and materials.

DESIGN CRITERIA:

1. Used 2012 International Building Code.
2. ASD Design Loads:
  - A. Roof:  $DL = 5\#/SF$ ,  $LL = 30\#/SF$ . Snow
3. Wind load = 90 MPH (nominal), exposure C,  $W = 1.0$ .
4. Seismic: Equivalent Static Force Design Procedure.
  - Sa = 0.176 SDS = 0.188
  - SI = 0.057 SDI = 0.092
  - R = 7.0 - Light framed walls w/ steel sheet shear panels.  $I_e = 1.0$ .

\*\*Per 2012 ICC Commentary:

"Wind speeds are designated as "ultimate design" or "nominal design" wind speeds and are used for either strength design or allowable stress design respectively. The ultimate design wind speeds are indicated in Figures 1609A, B & C, and vary based on the building's risk category and location. The ultimate design for wind speeds for a Risk Category II building vary from 110 mph on the West Coast to 180 mph in hurricane-prone areas in southern Florida. These wind speeds would convert to a nominal design wind speed, or what was previously called the "basic wind speed" 85 mph for the West Coast and 139 mph for southern Florida when using allowable stress design."

QUALITY ASSURANCE:

1. FOUNDATIONS:
  - A. Minimum foundation soil bearing pressure used = 1500#/SF.

MATERIALS:

1. CONCRETE:
  - A. Mix design shall be established in accordance to Chapter 5 of ACI 318.
  - B. Minimum cement content = 376#/CY.
  - C. Maximum slump = 4".
  - D. 28 day strength  $f_c = 2500$  PSI.
2. Special inspection not required per IBC 1705.3, exception 2.

STRUCTURAL AND MISCELLANEOUS STEEL:

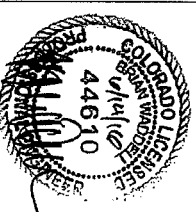
1. All steel work shall conform with AISI specifications.
2. Bolts ASTM A307 for connections to concrete. Bolts to be snug tight except bolts indicated as S.C. to be fully tightened.
3. Roof Steel shall be painted 29 Ga. ribbed steel and shall be attached to framing with 1 1/2" x #9 screws with neoprene washers at 9" o.c.
4. Wall Steel shall be painted 29 Ga. ribbed steel and shall be attached to framing with 1 1/2" x #9 screws with neoprene washers at 9" o.c.

LUMBER:

1. Sawn lumber for studs, joists, etc. (2x6 or larger) = No.2 Doug Fir larch.
2. 2x4's = Standard Doug Fir larch.
3. Posts = So. Pine #1 Nall-lam.
4. All nails are to be common nails unless noted otherwise.
5. For connections of "SNIPSON" hardware or equivalent follow manufacturers recommendations.
6. Truss-Joist products:
  - A. Roof joists shown as TJ etc. shall be designed for the loads specified and shall conform to Truss-Joist specification.
  - B. Joists exceeding 24' in length shall be cambered to a standard radius of R = 2250.
  - C. Any alternate joist system(s) shall be the same depth and load carrying capacity as the Truss-Joist system shown on the drawings.
  - D. Micro Lam (LM) E-1,900,000 psi.

7. Prefabricated Trusses

- A. Truss Loading:
  - Top Chord  $DL = 5$  PSF
  - Bottom Chord  $DL = 5$  PSF
  - Top Chord  $LL = 30$  PSF
  - Bottom Chord  $LL = 5$  PSF. Does not act concurrently with top chord LL.
- B. Member Properties:
  - Chords shall be #2 Douglas Fir or better.
  - Webbs shall have minimum Modulus of Elasticity of 1,500,000 psi.
  - All truss blocking shall be provided by the truss manufacturer and constructed with approved plates.
  - Truss Manufacturer shall verify all truss dimensions, accounting for tolerances, connections, and splice requirements.
  - Truss profiles shown are representations of possible configurations of Web locations and member sizes. Truss manufacturer shall submit shop drawings for approval. All trusses shall be designed by a registered professional engineer and all shop drawings shall be stamped and signed by a registered professional engineer.
  - Truss manufacturer shall provide proof of approved third party inspection as required by IBC chapter 2303.4.
  - Truss manufacturer shall design all truss to truss connections and shall indicate said connections on the shop drawings.
  - Each truss shall be marked with the following information:
    1. Manufacturer's identity.
    2. Design Load.
    3. Truss spacing.
- C. All lumber in contact with concrete, masonry, or ground shall be preservative treated wood in accordance with AWA standards.



CONTRACT: 1500-0000  
PROJECT: 1500-0000  
DATE: 10/13/16  
BY: 1500-0000

DATE		REVISIONS		NO.	

POST FRAME BLDG FOR:

**FLEET PRIDE**

7725 DAHLIA STREET

COMMERCE CITY, COLORADO

STEEL STRUCTURES AMERICA INC.

1500-0000

1500-0000

1500-0000

DESIGN: RW

DATE: 6/13/16

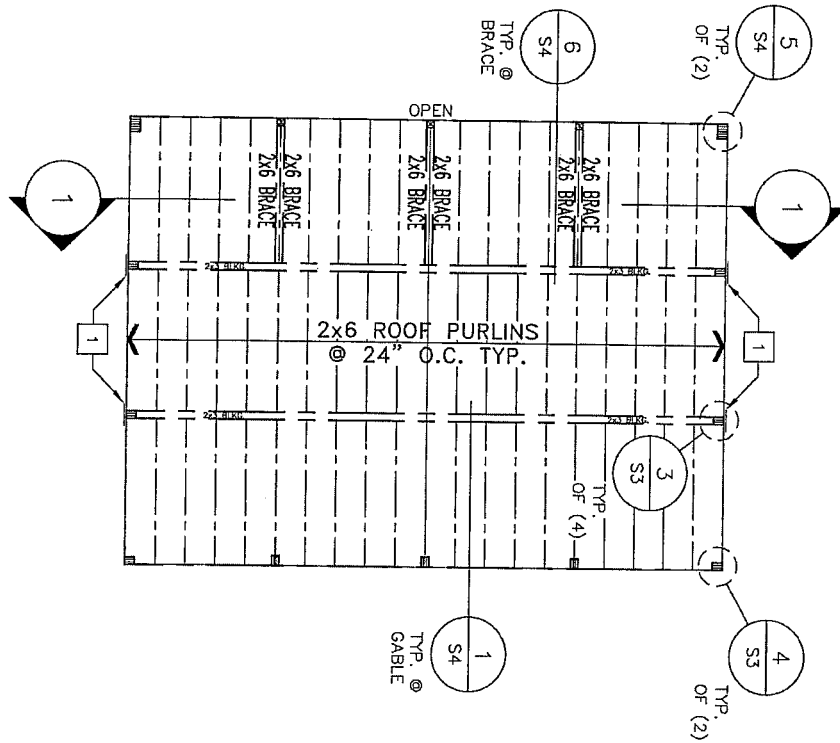
JOB NO.: 0932

SHEET: 50

STRUCTURAL NOTES





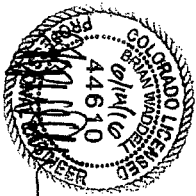


# ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

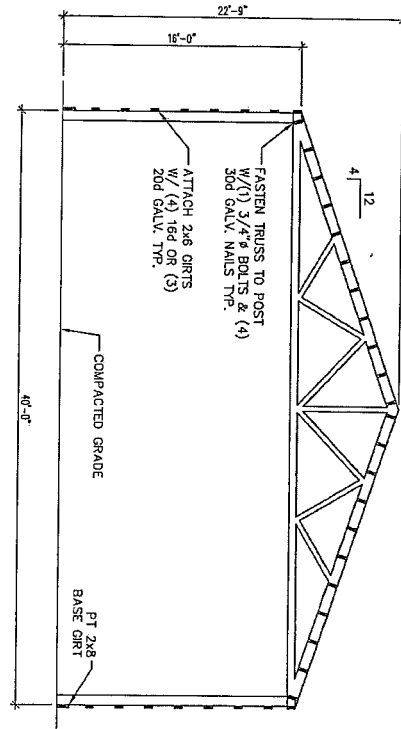
## ROOF FRAMING NOTES:

- 1 LSTA18 STRAP - PLACE AT INSIDE OF FASGIA BOARD IF NO OVERHANGS. PLACE AT INSIDE FACE OF TOP WALL GIRT IF OVERHANGS



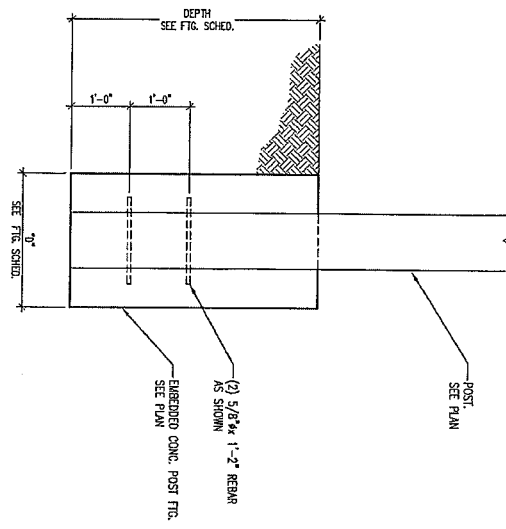
COMMERCIAL  
STEEL STRUCTURES AMERICA, INC.  
1700 N. W. 10th Ave.  
P.O. Box 9997  
Fort Lauderdale, FL 33317-0997

SHEET <b>S2</b>	DATE 6/13/16	DESIGNER BW	POST FRAME BLDG FOR: <b>FLEET PRIDE</b> 7725 DAHLIA STREET COMMERCE CITY, COLORADO		NO.	REVISIONS	DATE	ROOF FRAMING PLAN
	JOB NO. 8952							



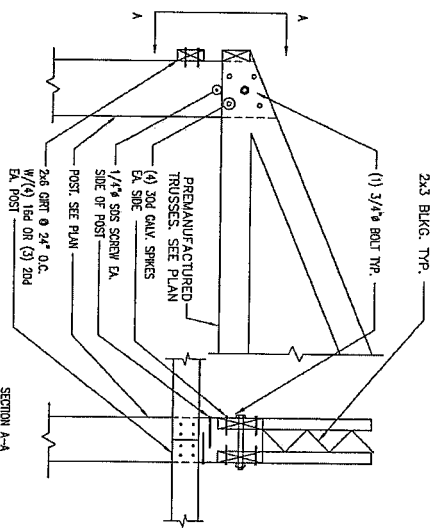
1 SECTION 1-1

SCALE: 1/8" = 1'-0"



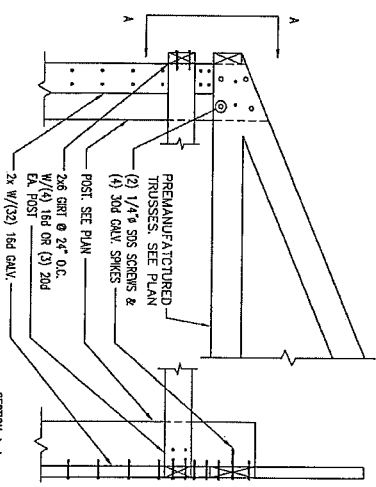
2 POST FOOTING

SCALE: 1/2" = 1'-0"



3 MAIN FRAME TRUSS BEARING DETAIL

SCALE: 1/2" = 1'-0"

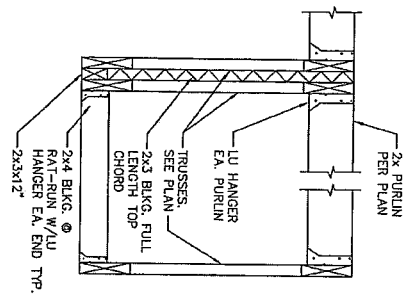


4 GABLE END TRUSS BEARING DETAIL

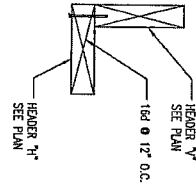
SCALE: 1/2" = 1'-0"



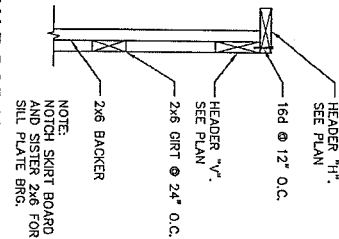
COPYRIGHT  
STEEL STRUCTURES AMERICA, INC.  
POST FRAME BLDG. DETAIL  
1001 16TH ST., SUITE 200  
DENVER, CO 80202  
FAX: 208-377-5597



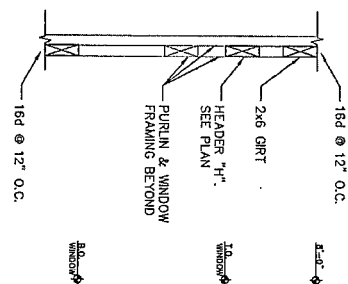
1 GABLE TRUSS FRAMING DETAIL SCALE: 1/2"=1'-0"



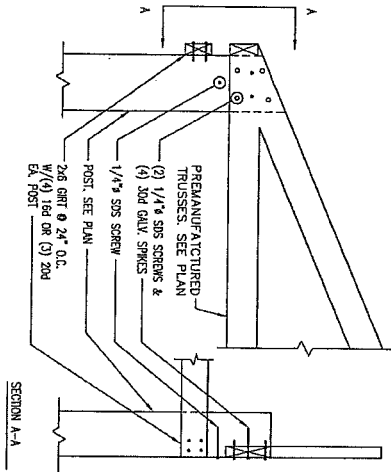
2 HEADER DETAIL SCALE: 1"=1'-0"



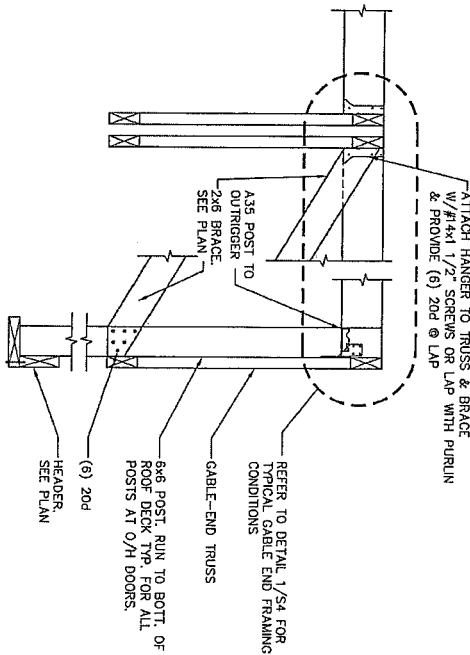
3 MAN DOOR HEADER DETAIL SCALE: 1/2"=1'-0"



4 WINDOW HEADER DETAIL SCALE: 1/2"=1'-0"



5 GABLE END TRUSS BEARING DETAIL SCALE: 1/2"=1'-0"



6 2x6 BRACE DETAIL SCALE: 1/2"=1'-0"



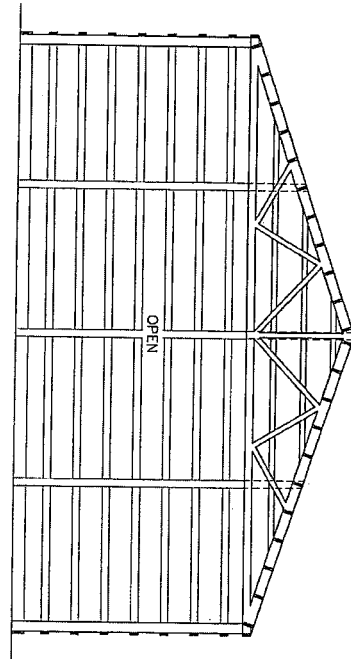
COMPANY: STEEL STRUCTURES AMERICA, INC. P.O. BOX 695 FORT COLLINS, CO 80501-0695 FAX: (970) 223-7537

S4	DATE	6/13/16	JOHN: 8932	SHEET
	DRAWN	BW		
POST FRAME BLDG FOR:				
FLEET PRIDE				
7725 DAHLIA STREET COMMERCE CITY, COLORADO				



NO.	REVISIONS	DATE

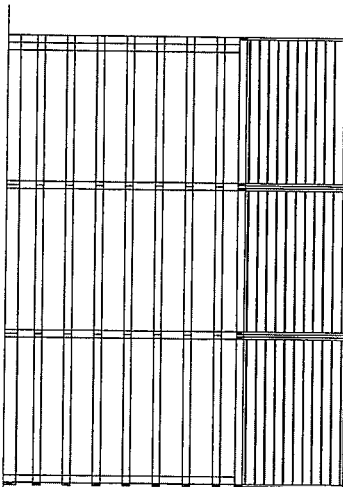
FRAMING DETAILS



1

FRONT ELEVATION

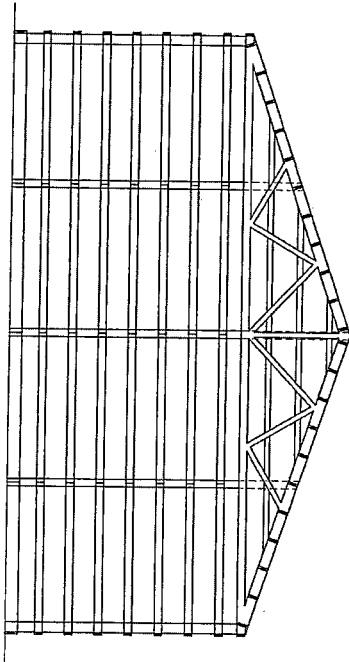
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2

RIGHT ELEVATION

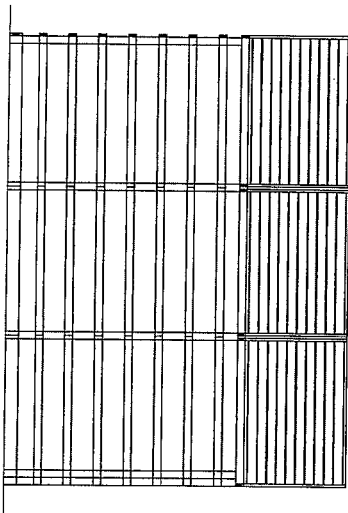
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3

BACK ELEVATION

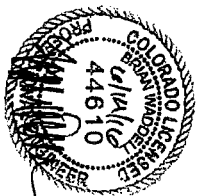
SCALE: 1/8" = 1'-0"



4

LEFT ELEVATION

SCALE: 1/8" = 1'-0"



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STEEL STRUCTURES AMERICA, INC.  
120 N. 85th AVE.  
PO BOX 133, DENVER, CO 80201  
TEL: 303.777.8597 FAX: 303.777.8597

Property Tax Advisors, Inc.  
3090 S. Jamaica Ct., Suite 204  
Aurora, Colorado 80014

(303)368-0500  
FAX (303)368-0573  
Email: propertytax@cotaxes.net

## CONSULTANT - AGENCY AGREEMENT

Property Owner: Miles Family LLLP

County: Adams

☐ a Corporation

☐ a Partnership

☐ as Individuals

☐ a Trust

☒ LLC

P.I.N.

Property Address

R0077815

7725 Dahlia St.

R0077814

Vacant Land

The undersigned hereby appoints and authorizes Property Tax Advisors, Inc. as its Agent and Consultant in the preparation and execution of a real estate valuation appeal(s) on behalf of the undersigned in regard to the above enumerated property(ies) for the 2020 tax year and for the prior two years. The undersigned further authorizes Property Tax Advisors, Inc., as Agent of the undersigned, to execute and cause to be filed on behalf of the undersigned, in the name of the undersigned, any and all documents relating to an appeal of the subject property's(ies) valuation(s).

This agreement is executed this 10th day of February, 2020.

BY: Daniel C Miles

Print Name: Daniel C Miles

Telephone No.: 303-907-9251

Fax No.: \_\_\_\_\_

Title: Owner

(If Corporation, your title; (or) Owner, General Partner, Lessee, Power of Attorney, Trustee, etc.)

Please check the appropriated line

☐ Property is Owner Occupied

☒ Property is Leased to Tenants

If property is partially owner occupied and partially leased please check both lines.

Ken Musso  
Assessor



Assessor's Office  
4430 South Adams County Parkway  
2nd Floor, Suite C2100  
Brighton, CO 80601-8201  
Phone 720-523-6038  
Fax 720-523-6037  
www.adcogov.org

**COUNTY BOARD OF EQUALIZATION**


**STIPULATION (As to Tax Year(s) 2019 Actual Value(s))**

1. The property subject to this Stipulation is:  
Schedule No. (S): R0118564 Parcel NO.(S) 0172115301004
2. The subject property is classified as a Commercial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019 :

Land	\$2,513,957
Improvements	\$408,172
Total	\$2,922,129
4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2019 :

Land	\$2,513,957
Improvements	\$247,043
Total	\$2,761,000
5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2019.

DATED this: July 13, 2020

  
\_\_\_\_\_  
Petitioner's Representative  
David Johnson  
\_\_\_\_\_  
Joseph C Sansone Company  
\_\_\_\_\_  
18040 Edison Avenue  
\_\_\_\_\_  
Chesterfield, MO 63005

Deb Myer  
\_\_\_\_\_  
Assessor Representative  
Adams County Assessor's Office

Digitally signed by Deb Myer  
DN: cn=Deb Myer, o=Adams  
County, ou=Assessor's Office,  
email=dmyer@adcogov.org, c=US  
Date: 2020.07.13 12:48:17 -0800

**ASSESSOR'S RECOMMENDATION  
BOARD OF COUNTY COMMISSIONERS**

Account No : R0118564      Parcel No : 0172115301004  
 Petition Year : 2019      Date Filed : April 27, 2020  
 Owner Entity : Triad Enterprises, LLC  
 Owner Address : 181 E 56th Ave Suite 301  
 Owner City : Denver      State : CO 80216  
 Property Location : 9001 E 96 Ave, Commerce City, CO

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL	344	L: \$2,300,000	\$667,000	L: \$2,513,957	\$729,050	A. Ratio	29.00%
		I: \$20,000	\$5,800	I: \$408,172	\$118,370	Mill Levy	93.468
TOTALS :		\$2,320,000	\$672,800	\$2,922,129	\$847,420	Original Tax	\$79,206.65

**Petitioner's Statement :**

Taxpayer's agent requests value of \$2,320,000.

**Assessor's Report**

**Situation :**

Reviewed the taxpayer submittal documents. Requested the agent get a copy of the lease and the lease addendum on the property.  
 Reviewed sales, cost, and income. Considered the actual rents collected on the property. High land to building ratio.

**Recommendation : \$2,761,000**

Upon further review, recommend valuation reduction.

**ASSESSOR'S RECOMMENDED ADJUSTMENT**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund
REAL	1344	L: \$2,513,957	\$729,050	L: \$2,513,957	\$729,050	\$4,367.76
		I: \$408,172	\$118,370	I: \$247,043	\$71,640	Revised Tax
TOTALS :		\$2,922,129	\$847,420	\$2,761,000	\$800,690	\$74,838.89

*Deborah L. Myer*

Appraiser

July 15, 2020

Date



# 117403

# PETITION FOR ABATEMENT OR REFUND OF TAXES

County AdamsDate Received \_\_\_\_\_  
(Use Assessor's or Commissioner's Date Stamp)

## Section I: Petitioner, please complete Section I only.

Date: 02-12-2020  
Month Day YearPetitioner's Name: TRIAD ENTERPRISES LLCPetitioner's Mailing Address: Joseph C Sansone Company, David Johnson, 18040 Edison Avenue  
Chesterfield MO 63005  
City or Town State Zip CodeSCHEDULE OR PARCEL NUMBER(S)  
0172115301004PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY  
0 COMMERCE CITYR0118564

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

The Assessor's calculation of value exceeds the actual fair market value of the property.

Petitioner's estimate of value: \$ See enclosed (2019)  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Petitioner's Signature \_\_\_\_\_  
By [Signature]  
Agent's Signature

Daytime Phone Number ( ) \_\_\_\_\_  
Email \_\_\_\_\_  
Daytime Phone Number ( 636 ) 733-5455  
Email appeals@jcsco.com

\*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-126, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: Assessor's Recommendation (For Assessor's Use Only)		
	Tax Year _____	
	Actual	Assessed
Original	_____	_____
Corrected	_____	_____
Abate/Refund	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.		
If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.		
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)		
<input type="checkbox"/> Assessor recommends denial for the following reason(s): _____		
Assessor's or Deputy Assessor's Signature _____		

15-DPT-AR No. 920-06/15

19322950001CO

**FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY**

(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S., shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

**Section III: Written Mutual Agreement of Assessor and Petitioner**  
(Only for abatements up to \$10,000)

The Commissioners of \_\_\_\_\_ County authorize the Assessor by Resolution No. \_\_\_\_\_ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature \_\_\_\_\_ Date \_\_\_\_\_  
Assessor's or Deputy Assessor's Signature \_\_\_\_\_ Date \_\_\_\_\_

**Section IV: Decision of the County Commissioners**  
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of \_\_\_\_\_ County, State of Colorado, at a duly and lawfully called regular meeting held on \_\_\_\_/\_\_\_\_/\_\_\_\_, at which meeting there were present the following members:

\_\_\_\_\_  
with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor \_\_\_\_\_ (being present--not present) and  
Petitioner \_\_\_\_\_ (being present--not present), and WHEREAS, the said  
County Commissioners have carefully considered the within petition, and are fully advised in relation thereto,  
NOW BE IT RESOLVED that the Board (agrees--does not agree) with the recommendation of the Assessor,  
and that the petition be (approved--approved in part--denied) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
------	----------------	--------------------

\_\_\_\_\_  
Chairperson of the Board of County Commissioners' Signature

I, \_\_\_\_\_ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

this \_\_\_\_\_ day of \_\_\_\_\_  
Month Year

\_\_\_\_\_  
County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

**Section V: Action of the Property Tax Administrator**  
(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby

☐ Approved ☐ Approved in part \$ \_\_\_\_\_ ☐ Denied for the following reason(s):

\_\_\_\_\_  
Secretary's Signature Property Tax Administrator's Signature Date

15-DPT-AR No. 920-86/15

19322950001CO

**AGENT AUTHORIZATION**  
Colorado

TO: \_\_\_\_\_  
Assessor's Office and the  
Assessment Review Agency

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 20 16 through 20 20 assessments are resolved.

<u>TRIAD ENTERPRISES LLC</u>	<u>R0118564</u>	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
_____	_____	_____
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
_____	_____	_____
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
_____	_____	_____
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
_____	_____	_____

  
AUTHORIZED SIGNATURE

R. Wayne Holder  
PRINT NAME OF AUTHORIZED SIGNER

3-21-18  
DATE

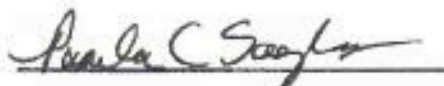
CO-OWNER  
TITLE

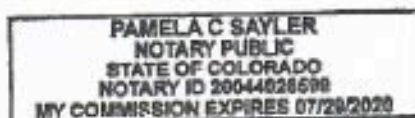
State of Colorado  
City/County of ADAMS

On this 21 day of MARCH, 2018 before me, the undersigned, personally appeared R. WAYNE HOLDER known to me (or satisfactorily proven) to be the person whose name is subscribed to within this instrument and acknowledged that he executed the same for the purposes therein contained.

In witness hereof I hereunto set my hand and official seal.

Notary Public





REVISED 06/15



**REAL PROPERTY SUMMARY ANALYSIS  
OF**

**Triad Enterprises LLC**

9001 East 96th Avenue  
Commerce City, CO 80640

**Parcel ID(s)**

0172115301004

**Appeal Number**

---

**Prepared By:**



**JOSEPH C. SANSONE COMPANY**  
**18040 Edison Avenue**  
**Chesterfield, Missouri 63005**  
<This is not an appraisal>

---

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practice ("USPAP") or Missouri law. No one from the Joseph C. Sansone Company is acting as a licensed or certified real estate appraiser in this matter. Whether any person involved in the preparation or presentation of the information is a licensed or certified appraiser is of no importance and the information and presentation are not intended to comply with the USPAP requirements of appraisal practice.

19322950001CO

POINTS OF DISCUSSION

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Property Issues

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**9001 East 96th Avenue**  
 PTR Number: 19322950001CO  
 Location IDs: 0172115301004

Area Type	WAREHOUSE					Location Totals
Gross Building Area	8,400					8,400
Net Leaseable Area	8,400					8,400
Potential Gross Income	8.00	67,200				8.00 67,200
Vacancy and Credit Loss	5.0%	<u>3,360</u>				5.0% <u>3,360</u>
Effective Gross Income		63,840				63,840
Overall Expense	10.0%	<u>6,384</u>				10.0% <u>6,384</u>
Net Operating Income		57,456				57,456
Base Cap Rate						7.500
Adj Tax Rate						<u>0.140</u>
Adj Cap Rate						7.640
Value Sum						<u>752,032</u>
Excess land - 12 acres @ \$3.00 per SF						1,568,000
Indicated Value						<u>2,320,000</u>
Total Indicated Value per SF(NLA)						276.19

# 6300 E 58th Ave - Park Industrial Center



Location: East I-70/Montbello Ind Cluster  
East I-70/270 Ind Submarket  
Adams County  
Commerce City, CO 80022

Building Type: Class C Warehouse  
Status: Built 1999  
Tenancy: Multiple Tenant

Land Area: 9 AC  
Stories: 1  
RBA: 30,000 SF

Total Avail: 10,000 SF  
% Leased: 66.7%

Crane: None  
Rail Line: None  
Cross Docks: None  
Const Mat: Masonry  
Utilities: Heating

Management: KEW Realty Corporation  
Recorded Owner: KEW Realty Corporation

Ceiling Height: 18'0" - 20'0"  
Column Spacing: 25'w x 50'd  
Drive Ins: 6 - 12'0" w x 14'0" h  
Loading Docks: 6 ext  
Power: 900a/120-220v 3p/3w

Expenses: 2012 Tax @ \$2.63/sf  
Parcel Number: 1823-08-3-02-084  
Parking: 30 free Surface Spaces are available; Ratio of 1.00/1,000 SF

Floor	SF Avail	Brdg Contig	Rent/SF/Yr + Sys	Occupancy	Term	Use/Type
P 1st / Suite 63001	10,000/1,500 ofc	10,000	\$8.00/nnn	Vacant	Negotiable	Direct





## 6000 E 49th Ave - Stapleton Industrial Center



Location: Stapleton Industrial Center  
SWC 49th/50th  
East I-70/Montbello Ind Cluster  
East I-70/270 Ind Submarket  
Adams County  
Commerce City, CO 80022

Management: -  
Recorded Owner: Stapleton Indust. Center Assoc.

Ceiling Height: 18'0"  
Column Spacing: -  
Drive Ins: 2 - 10'0" w x 14'0" h  
Loading Docks: 11 ext  
Power: 110-220v 3p

Building Type: Class C Warehouse  
Status: Built 1985  
Tenancy: Multiple Tenant  
Land Area: 3 AC  
Stories: 1  
RBA: 77,444 SF

Total Avail: 35,143 SF  
% Leased: 100%

Crane: None  
Rail Line: None  
Cross Docks: None  
Const Mat: Masonry  
Utilities: -

Expenses: 2017 Tax @ \$1.16/sf, 2013 Ops @ \$0.63/sf  
Parcel Number: 1823-17-3-04-053  
Parking: Free Surface Spaces; Ratio of 0.90/1,000 SF

Floor	SF Avail	Blkg Config	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 10	7,235	15,170	\$7.50/mnn	03/2019	Negotiable	Direct
P 1st / Suite 11	7,935	15,170	\$7.50/mnn	03/2019	Negotiable	Direct
P 1st / Suite 12-13	7,515	19,973	\$7.50/mnn	03/2019	Negotiable	Direct
P 1st / Suite 14	12,458	19,973	\$7.00/mnn	03/2019	Negotiable	Direct



## 6751-6785 E 50th Ave - E. 50th Avenue Complex



Location: E. 50th Avenue Complex  
AKA Newport St  
N side of 50th at Newport  
East I-70/Montbello Ind Cluster  
East I-70/270 Ind Submarket  
Adams County  
Commerce City, CO 80022

Management: -

Recorded Owner: 6755 E 50th Avenue LLC

Ceiling Height: 20'0"  
Column Spacing: -  
Drive Ins: 17 - 10'0" w x 10'0" h  
Loading Docks: 7 ext  
Power: 400-600a/110-480v 3p

Building Type: Class B Warehouse

Status: Built 1975

Tenancy: Multiple Tenant

Land Area: 4.50 AC

Stories: 2

RBA: 67,700 SF

Total Avail: 14,292 SF

% Leased: 89.4%

Crane: None  
Rail Line: None  
Cross Docks: None  
Const Mat: Reinforced Concrete  
Utilities: Lighting

Expenses: 2012 Tax @ \$0.74/sf; 2011 Ops @ \$0.52/sf

Parcel Number: 1823-17-4-00-011

Parking: 100 Surface Spaces are available; Ratio of 1.48/1,000 SF

Amenities: Cooler, Fenced Lot

Floor	SF Avail	Blkg Config	Rent/SF/yr + Sec	Occupancy	Term	Use/Type
P 1st / Suite 6769	7,146	7,146	\$6.95/nnn	Vacant	Negotiable	Direct
P 1st / Suite 6789	7,146/774 ofc	7,146	\$6.95/nnn	06/2019	Negotiable	Direct



Ken Musso  
Assessor



Assessor's Office  
4430 South Adams County Parkway  
2nd Floor, Suite C2100  
Brighton, CO 80601-8201  
Phone 720-523-6038  
Fax 720-523-6037  
www.adcogov.org

**BOARD OF COUNTY COMMISSIONERS**

**STIPULATION (As to Tax Year(s))** 2019 **Actual Value(s))**

1. The property subject to this Stipulation is:  
Schedule No. (S): R0121751 Parcel NO.(S) 0182510201006
2. The subject property is classified as a Commercial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019 :

Land	\$1,705,374
Improvements	\$1,307,726
Total	\$3,013,100
4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2019 :

Land	\$1,705,374
Improvements	\$794,626
Total	\$2,500,000
5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2019.

DATED this: July 21, 2020

  
\_\_\_\_\_  
Petitioner's Representative  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Susan  
Schilling

Digitally signed by Susan Schilling  
DN: cn=Susan Schilling, o=Adams  
County Assessor, ou=Commercial/  
Industrial Department,  
email=schilling@adcogov.org, c=US  
Date: 2020.07.17 10:18:24 -08'00'

\_\_\_\_\_  
Assessor Representative  
Adams County Assessor's Office

**ADAMS COUNTY ASSESSOR'S RECOMMENDATION WORKSHEET  
BOARD OF COUNTY COMMISSIONERS (BOCC)**

Account No : **R0121751** Parcel No : **01825-10-2-01-006**  
 Petition Year : **2019** Petition Filed Date : **December 30, 2019**  
 Owner Entity : **WEST 62ND AVE LLC**  
 Owner Address : **7010 Broadway STE 107**  
 Owner City : **Denver** State : **CO**  
 Property Location : **605 W. 62nd Ave**

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL		L:	\$1,705,374	L:	\$1,705,374		A. Ratio 29.00%
		I:	\$431,626	I:	\$1,307,626		Mill Levy 99.960
TOTALS :			\$2,137,000		\$619,730		\$3,013,000 \$873,770 Original Tax \$87,342

**Petitioner's Statement :**

Property is valued too high

**Assessor's Report**

**Situation :**

**Action :**

**Recommendation :**

Upon further review, a reduction in value appears warranted.

**ASSESSOR'S RECOMMENDED ADJUSTMENT**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL	0	L:	\$1,705,374	\$494,560	L: \$1,705,374	\$494,560	Tax Refund
		I:	\$1,307,626	\$379,210	I: \$794,626	\$230,440	\$14,871.05
TOTALS :			\$3,013,000	\$873,770	\$2,500,000	\$725,000	Revised Tax
							\$72,471.00

Susan Schilling  
Appraiser

July 22, 2020  
Date



# 117442

# PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received \_\_\_\_\_  
(Use Assessor's or Commissioners' Date Stamp)

## Section I: Petitioner, please complete Section I only.

Date: 02-12-2020  
Month Day Year

Petitioner's Name: WEST 62ND AVE LLC

Petitioner's Mailing Address: Joseph C Sansone Company, David Johnson, 18040 Edison Avenue  
Chesterfield MO 63005  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)  
0182510201006

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY  
605 W 62nd Ave

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

The Assessor's calculation of value exceeds the actual fair market value of the property.

Petitioner's estimate of value: \$ See enclosed ( 2019 )  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Petitioner's Signature \_\_\_\_\_  
By [Signature]  
Agent's Signature

Daytime Phone Number ( \_\_\_\_\_ ) \_\_\_\_\_  
Email \_\_\_\_\_  
Daytime Phone Number ( 636 ) 733-5455  
Email appeals@cscoc.com

\*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-120, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: Assessor's Recommendation (For Assessor's Use Only)		
	Tax Year _____	
	Actual	Assessed
Original	_____	_____
Corrected	_____	_____
Abate/Refund	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.		
If the request for abatement is based upon the grounds of overvaluation, no statement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.		
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)		
<input type="checkbox"/> Assessor recommends denial for the following reason(s):  		
Assessor's or Deputy Assessor's Signature _____		

15-DPT-AR No. 920-66/15

21352450001CO

# FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY

(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition. § 39-1-113(1.7), C.R.S.

## Section III: Written Mutual Agreement of Assessor and Petitioner (Only for abatements up to \$10,000)

The Commissioners of \_\_\_\_\_ County authorize the Assessor by Resolution No. \_\_\_\_\_ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature \_\_\_\_\_ Date \_\_\_\_\_  
Assessor's or Deputy Assessor's Signature \_\_\_\_\_ Date \_\_\_\_\_

## Section IV: Decision of the County Commissioners (Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of \_\_\_\_\_ County, State of Colorado, at a duly and lawfully called regular meeting held on \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_, at which meeting there were present the following members:

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor \_\_\_\_\_ (being present--not present) and Petitioner \_\_\_\_\_ (being present--not present), and WHEREAS, the said County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (agrees--does not agree) with the recommendation of the Assessor, and that the petition be (approved--approved in part--denied) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
------	----------------	--------------------

Chairperson of the Board of County Commissioners' Signature \_\_\_\_\_

I, \_\_\_\_\_ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
Month Year

County Clerk's or Deputy County Clerk's Signature \_\_\_\_\_

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

## Section V: Action of the Property Tax Administrator (For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby

☐ Approved ☐ Approved in part \$ \_\_\_\_\_ ☐ Denied for the following reason(s): \_\_\_\_\_

Secretary's Signature \_\_\_\_\_ Property Tax Administrator's Signature \_\_\_\_\_ Date \_\_\_\_\_

15-DPT-AR No. 920-8615

21352450001CO

**AGENT AUTHORIZATION**  
**Colorado**

TO: \_\_\_\_\_  
Assessor's Office and the  
Assessment Review Agency

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 20 17 through 20 22 assessments are resolved.

<u>WEST 62ND AVE LLC</u> Exact Name of Property Owner	<u>0182510201006</u> Parcel Number	<u>R0121751</u> Schedule/PIN/Account (if applicable)
_____ Exact Name of Property Owner	_____ Parcel Number	_____ Schedule/PIN/Account (if applicable)
_____ Exact Name of Property Owner	_____ Parcel Number	_____ Schedule/PIN/Account (if applicable)
_____ Exact Name of Property Owner	_____ Parcel Number	_____ Schedule/PIN/Account (if applicable)

  
**AUTHORIZED SIGNATURE**

  
**PRINT NAME OF AUTHORIZED SIGNER**

**DATE** 12/30/19

  
**TITLE**

State of Colorado  
City/County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me, the undersigned, personally appeared \_\_\_\_\_  
known to me (or satisfactorily proven) to be the person whose name is subscribed to within this instrument and acknowledged that  
he executed the same for the purposes therein contained.

In witness hereof I hereunto set my hand and official seal.

Notary Public \_\_\_\_\_



**REAL PROPERTY SUMMARY ANALYSIS  
OF**

**Starlight**

605 W 62nd Ave  
Denver, CO 80216

**Parcel ID(s)**

0182510201006

**Appeal Number**

---

**Prepared By:**



**JOSEPH C. SANSONE COMPANY**  
**18040 Edison Avenue**  
**Chesterfield, Missouri 63005**  
<This is not an appraisal>

---

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practice ("USPAP") or Missouri law. No one from the Joseph C. Sansone Company is acting as a licensed or certified real estate appraiser in this matter. Whether any person involved in the preparation or presentation of the information is a licensed or certified appraiser is of no importance and the information and presentation are not intended to comply with the USPAP requirements of appraisal practice.

21352450001CO

POINTS OF DISCUSSION

Property Issues

**605 W 62nd Ave**  
 PTR Number: 21352450001CO  
 Location IDs: 0182510201006

Area Type	WAREHOUSE		WAREHOUSE					Location Totals
Gross Building Area		1,600		6,000				7,600
Net Leaseable Area		1,600		6,000				7,600
Potential Gross Income	9.00	14,400	9.00	54,000			9.00	68,400
Vacancy and Credit Loss	5.0%	<u>720</u>	5.0%	<u>2,700</u>			5.0%	<u>3,420</u>
Effective Gross Income		13,680		51,300				64,980
Overall Expense	10.0%	<u>1,368</u>	10.0%	<u>5,130</u>			10.0%	<u>6,498</u>
Net Operating Income		12,312		46,170				58,482
Base Cap Rate								7.500
Adj Tax Rate								<u>0.145</u>
Adj Cap Rate								7.645
Value Sum								<u>764,981</u>
Excess Land - 7 acres @ \$4.50 per Land SF								1,372,000
Indicated Value								<u>2,137,000</u>
Total Indicated Value per SF(NLA)								281.18

## 6401 Broadway



Location: NWC Broadway/64th  
Northwest Denver Ind Cluster  
Northwest Denver Ind Submarket  
Adams County  
Denver, CO 80221

Management: -  
Recorded Owner: Sixty-Four O One Broadway, LLC

Ceiling Height: 12'0"  
Column Spacing: -  
Drive Ins: 18 - 10'0" w x 10'0" h  
Loading Docks: -  
Power: 220-240a 3p

Expenses: 2018 Combined Tax/Ops @ \$3.50/sf  
Parcel Number: 1825-03-3-06-001  
Parking: 60 free Surface Spaces are available; Ratio of 2.74/1,000 SF  
Amenities: Air Conditioning

Building Type: Class C Warehouse

Status: Built 1964  
Tenancy: Multiple Tenant

Land Area: 2.35 AC  
Stories: 1  
RBA: 43,055 SF

Total Avail: 1,920 SF  
% Leased: 95.5%

Crane: -  
Rail Line: None  
Cross Docks: -  
Const Mat: Masonry  
Utilities: Heating - Gas, Sewer - City, Water - City

Floor	SF Avail	Bldg Contig	Rent/SF/yr + Sys	Occupancy	Term	Use/Type
P 1st / Suite D	1,920	1,920	\$9.00/nnn	Vacant	3 yrs	Direct



## 6850 Broadway - Clear Creek Business Park



Location: AKA 70th Ave  
Northwest Denver Ind Cluster  
Northwest Denver Ind Submarket  
Adams County  
Denver, CO 80221

Management: Colliers International  
Recorded Owner: WPC Clear Creek LLC

Ceiling Height: 16'0"  
Column Spacing: -  
Drive Ins: 6 - 12'0" h  
Loading Docks: 4 ext  
Power: -

Building Type: Class B Flex  
Status: Built 1987, Renov 1989  
Tenancy: Multiple Tenant

Land Area: 0.80 AC  
Stories: 1  
RBA: 34,110 SF

Total Avail: 5,086 SF  
% Leased: 100%

Crane: -  
Rail Line: None  
Cross Docks: None  
Const Mat: Reinforced Concrete  
Utilities: Gas - Natural, Heating, Sewer - City, Water - City

Expenses: 2013 Tax @ \$1.50/sf, 2016 Ops @ \$3.54/sf, 2015 Est Ops @ \$3.45/sf  
Parcel Number: 1825-03-1-03-026  
Parking: 92 free Surface Spaces are available; Ratio of 2.70/1,000 SF

Room	SF Avail	Build Ceiling	Rent/SF/yr + Esc	Occupancy	Term	Use/Type
P 1st / Suite E	5,086/1,017 ofc	5,086	\$9.00/yr	30 Days	Negotiable	Direct





## 6870 N Broadway - Clear Creek Business Park



Location: AKA 70th Ave  
Northwest Denver Ind Cluster  
Northwest Denver Ind Submarket  
Adams County  
Denver, CO 80221

Management: Colliers International  
Recorded Owner: WPC Clear Creek LLC

Ceiling Height: 14'0"  
Column Spacing: -  
Drive Ins: 12 - 10'0" w x 12'0" h  
Loading Docks: None  
Power: 120-208v 3p

Building Type: Class C Flex  
Status: Built 1989  
Tenancy: Multiple Tenant

Land Area: 10.79 AC  
Stories: 1  
RBA: 15,725 SF

Total Avail: 2,012 SF  
% Leased: 100%

Crane: -  
Rail Line: None  
Cross Docks: -  
Const Mat: Reinforced Concrete  
Utilities: -

Expenses: 2014 Combined Tax/Ops @ \$3.37/sf; 2015 Est Ops @ \$3.42/sf  
Parcel Number: 1825-03-1-03-028  
Parking: 52 free Surface Spaces are available; Ratio of 2.70/1,000 SF

Floor	SF Avail	Bldg Config	Rent/SF/Yr + Sys	Occupancy	Term	Use/Type
P 1st / Suite G	2,012/805 ofc	2,012	\$9.00/mn	04/2019	Negotiable	Direct





Ken Musso  
Assessor



Assessor's Office  
4430 South Adams County Parkway  
2nd Floor, Suite C2100  
Brighton, CO 80601-8201  
Phone 720-523-6038  
Fax 720-523-6037  
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

STIPULATION (As to Tax Year(s)) 2019 Actual Value(s))

1. The property subject to this Stipulation is:  
Schedule No. (S): R0147811 Parcel NO.(S) 0171934121015

2. The subject property is classified as a Commercial property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019:


Land	202150
Improvements	1291638
Total	1493788

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2019:

Land	202150
Improvements	751750
Total	953900

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2019.

DATED this: 7/31/2020

  
\_\_\_\_\_  
Petitioner's Representative  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Gregory L.  
Korth

Digitally signed by Gregory L. Korth  
DN: cn=Gregory L. Korth, o=Adams  
County, ou=Assessor,  
email=gkorth@adcogov.org, c=US  
Date: 2020.07.30 14:38:07 -06'00'

\_\_\_\_\_  
Assessor Representative  
Adams County Assessor's Office

**ADAMS COUNTY ASSESSOR'S RECOMMENDATION WORKSHEET  
BOARD OF COUNTY COMMISSIONERS (BOCC)**

Account No : **R0147811**

Parcel No : **0171934121015**

Petition Year : **2019**

Petition Filed Date : **June 2, 2020**

Owner Entity : **Soto-Juaquez Cruz**

Owner Address : **5640 E. 64th Avenue**

Owner City : **Commerce City**

State : **CO**

Property Location : **7677 Washington Street, Denver, CO 80229**

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL	353	L:		L:	\$202,150	A. Ratio	29.00%
		I:		I:	\$1,291,638	Mill Levy	100.745
TOTALS :			\$900,000		\$261,000		
				\$1,493,788	\$433,200	Original Tax	\$43,643

**Petitioner's Statement :**

Property has been overvalued. The property has no undergone renovations, it is not in newer condition, yet assessor made a change of \$822,910 over previous year.

**Assessor's Report**

**Situation :**

Appraiser re-valued the property. Market rent and price data metrics indicate that 2019 Adams Actual Value exceeded 2019 Market Value.

**Action :**

Appraiser determined reasonable 2019 Actual Value to be \$953,900.

**Recommendation :**

Upon further review, a reduction in value appears warranted.

**ASSESSOR'S RECOMMENDED ADJUSTMENT**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund	
REAL	353	L:	\$202,150	\$58,620	L: \$202,150	\$58,620	\$15,773.64
		I:	\$1,291,638	\$374,580	I: \$751,750	\$218,010	
TOTALS :			\$1,493,788	\$433,200	\$953,900	\$276,630	\$27,869.09

Gregory L. Korth

August 3, 2020

Appraiser

Date

# 118213

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received \_\_\_\_\_  
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 5/20/2020  
Month Day Year

Petitioner's Name: Cruz Soto-Jaquez  
Petitioner's Mailing Address: 5640 E 64th Ave  
Commerce City CO 80022  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY  
SUB: D AND D BLK: 140T 1 7677 Washington St,  
RD 147811 Denver, CO 80229

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

I believe that the property has been overevaluated. The property has not undergone renovations, it is not in newer condition, yet the assessor has made a change of \$822,910.00 more than the previous year.

Petitioner's estimate of value: \$900,000 (2019)  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

[Signature]  
Petitioner's Signature

Daytime Phone Number 720, 767-5943  
Email alondra.loya7@gmail.com

By \_\_\_\_\_  
Agent's Signature\*

Daytime Phone Number ( ) \_\_\_\_\_  
Email \_\_\_\_\_

\*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: Assessor's Recommendation		
(For Assessor's Use Only)		
Tax Year _____		
Actual	Assessed	Tax
Original	_____	_____
Corrected	_____	_____
Abate/Refund	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.		
If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.		
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)		
<input type="checkbox"/> Assessor recommends denial for the following reason(s):		
_____		
Assessor's or Deputy Assessor's Signature		

**FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY**  
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

**Section III: Written Mutual Agreement of Assessor and Petitioner**  
(Only for abatements up to \$10,000)

The Commissioners of \_\_\_\_\_ County authorize the Assessor by Resolution No. \_\_\_\_\_ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

\_\_\_\_\_  
Petitioner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Assessor's or Deputy Assessor's Signature

\_\_\_\_\_  
Date

**Section IV: Decision of the County Commissioners**  
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of \_\_\_\_\_ County, State of Colorado, at a duly and lawfully called regular meeting held on \_\_\_\_/\_\_\_\_/\_\_\_\_, at which meeting there were present the following members:

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor \_\_\_\_\_ (being present--not present) and

Name

Petitioner \_\_\_\_\_ (being present--not present), and WHEREAS, the said

Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (~~agrees--does not agree~~) with the recommendation of the Assessor, and that the petition be (~~approved--approved in part--denied~~) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
------	----------------	--------------------

\_\_\_\_\_  
Chairperson of the Board of County Commissioners' Signature

I, \_\_\_\_\_ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
Month Year

\_\_\_\_\_  
County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

**Section V: Action of the Property Tax Administrator**  
(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby

☐ Approved ☐ Approved in part \$ \_\_\_\_\_ ☐ Denied for the following reason(s): \_\_\_\_\_

\_\_\_\_\_  
Secretary's Signature

\_\_\_\_\_  
Property Tax Administrator's Signature

\_\_\_\_\_  
Date

**Ken Musso**  
Assessor



**Assessor's Office**  
4430 South Adams County Parkway  
2nd Floor, Suite C2100  
Brighton, CO 80601-8201  
Phone 720-523-6038  
Fax 720-523-6037  
www.adcogov.org

**BOARD OF COUNTY COMMISSIONERS**

**STIPULATION (As to Tax Year(s) 2019 Actual Value(s))**

1. The property subject to this Stipulation is:  
Schedule No. (S): R0175821 Parcel N0.(S) 0157328125006

2. The subject property is classified as a Commercial property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019:

Land	\$1,531,740
Improvements	\$1,692,450
Total	\$3,224,190

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2019:

Land	\$1,531,740
Improvements	\$93,260
Total	\$1,625,000

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2019.

DATED this: August 3, 2020

  
\_\_\_\_\_  
Petitioner's Representative  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Shannon**  
**C. Wheeler**  
Assessor Representative  
Adams County Assessor's Office

Digitally signed by Shannon C. Wheeler  
DN: cn=Shannon C. Wheeler,  
o=Adams County Government,  
ou=Assessor's Office,  
email=swheeler@adcogov.org, c=US  
Date: 2020.08.03 11:03:38 -06'00'

**ADAMS COUNTY ASSESSOR'S RECOMMENDATION WORKSHEET  
BOARD OF COUNTY COMMISSIONERS (BOCC)**

Account No : **R0175821** Parcel No : **0157328125006**  
 Petition Year : **2019** Petition Filed Date : **June 4, 2020**  
 Owner Entity : **13591 HURON STREET LLC**  
 Owner Address : **3000 Gulf To Bay Boulevard - STE 303**  
 Owner City : **Clearwater** State : **FL**  
 Property Location : **13891 Huron Street - Westminster**

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL	353	L:		L: \$1,531,740	\$444,200	A. Ratio 29.00%	
		I:		I: \$1,692,450	\$490,810	Mill Levy 117.548	
TOTALS :			\$1,625,000	\$471,250	\$3,224,190	\$935,010	Original Tax \$109,909

**Petitioner's Statement :**

Value should be adjusted to the 2020 value.

**Assessor's Report**

**Situation :**

Adjusted 2020 ASR as a result of classification and was unable to equalize until abatement was filed.

**Action :**

Adjusted value to the 2020 valuation findings.

**Recommendation :**

Upon further review, a reduction in value appears warranted.

**ASSESSOR'S RECOMMENDED ADJUSTMENT**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE			RECOMMENDED VALUE		REVISED TAX WARRANT	
		Actual Value		Assessed Value	Actual Value	Assessed Value	Tax Refund	
REAL	353	L:	\$1,531,740	\$444,200	L:	\$1,531,740	\$444,200	\$54,514.06
		I:	\$1,692,450	\$490,810	I:	\$93,260	\$27,050	Revised Tax
TOTALS :			\$3,224,190	\$935,010		\$1,625,000	\$471,250	\$55,394.50

Shannon Wheeler  
Appraiser

August 3, 2020  
Date



County: AdamsDate Received **RECEIVED**  
(Use Assessor's or Commissioners' Date Stamp)**Section I: Petitioner, please complete Section I only.****JUN 04 2020**Date: June 4, 2020  
Month Day Year**OFFICE OF THE  
ADAMS COUNTY ASSESSOR**Petitioner's Name: Catalyst Property Tax - Jason Flynn - (720)744-3237 - flynn@catalystpropertytax.comPetitioner's Mailing Address: 2291 Arapahoe AvenueBoulderCO80302

City or Town

State

Zip Code

**SCHEDULE OR PARCEL NUMBER(S)**R0175821**PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY**13591 Huron

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

2019 abatement based on erroneous valuation for assessment to match reduction on 2020

Petitioner's estimate of value: \$ 1,625,000 (2019)  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

By Petitioner's Signature Daytime Phone Number ( )  
Agent's Signature 720 744-3237 Daytime Phone Number ( )

\*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

**Section II:****Assessor's Recommendation**

(For Assessor's Use Only)

Tax Year \_\_\_\_\_

	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

☐ Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☐ Assessor recommends denial for the following reason(s):

Assessor's or Deputy Assessor's Signature

(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

**Section III: Written Mutual Agreement of Assessor and Petitioner**

(Only for abatements up to \$10,000)

The Commissioners of \_\_\_\_\_ County authorize the Assessor by Resolution No. \_\_\_\_\_ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature \_\_\_\_\_

Date \_\_\_\_\_

Assessor's or Deputy Assessor's Signature \_\_\_\_\_

Date \_\_\_\_\_

**Section IV:****Decision of the County Commissioners**

(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of \_\_\_\_\_ County, State of Colorado, at a duly and lawfully called regular meeting held on \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_, at which meeting there were present the following members:

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor \_\_\_\_\_ (being present--not present) and

Petitioner \_\_\_\_\_ (being present--not present), and WHEREAS, the said \_\_\_\_\_ Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (~~agrees--does not agree~~) with the recommendation of the Assessor, and that the petition be (~~approved--approved in part--denied~~) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
------	----------------	--------------------

Chairperson of the Board of County Commissioners' Signature \_\_\_\_\_

I, \_\_\_\_\_ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Month Year

County Clerk's or Deputy County Clerk's Signature \_\_\_\_\_

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

**Section V:****Action of the Property Tax Administrator**

(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby

☐ Approved ☐ Approved in part \$ \_\_\_\_\_ ☐ Denied for the following reason(s): \_\_\_\_\_

Secretary's Signature \_\_\_\_\_

Property Tax Administrator's Signature \_\_\_\_\_

Date \_\_\_\_\_

**Catalyst Property Tax Consultants LLC**  
**2291 Araphoe Avenue**  
**Boulder, CO 80302**  
**(720)744-3237**

## **FAX**

---

**From:** Jason Flynn - Catalyst Property Tax  
**Return Fax:** (877)635-0070  
**Attention To:** Adams County Assessor Appeal Sub  
**Regarding:** 2019 abatement on R0175821

---

I am dropping a copy of this abatement in the mail just in case fax is not acceptable. Thank you.

Jason Flynn  
720-744-3237  
flynn@catalystpropertytax.com



Catalyst Property Tax Consultants

### STATEMENT OF AGENCY

This Agreement made on May 29, 2020, by and between

13591 Huron Street LLC  
3000 Gulf to Bay Blvd, Suite 303  
Clearwater, FL 33759-4304

(Hereinafter "Taxpayer")

Catalyst Property Tax Consultants, LLC  
2291 Arapahoe Avenue  
Boulder, CO 80302  
Telephone: 720.344.3237  
(Hereinafter "Catalyst")

Taxpayer hereby appoints Catalyst as its representative and agent for assessment years 2019-2022 in connection with the valuations for assessment of Taxpayer's real property in Colorado:

13591 Huron Street  
Westminster, CO  
(Hereinafter "the Property")

Catalyst shall have full authority to:

1. Review all applicable records relating to the valuation for assessment for the Property;
2. Discuss the valuation for assessment of the Property with the County Auditor/Assessor, or any of his representatives, as to the amount of valuation which Catalyst deems appropriate in the circumstances;
3. Accept on behalf of Taxpayer any valuation for assessment; and
4. Pursue any statutory remedies which Taxpayer may possess, before the County Auditor/Assessor, County Board of Equalization, State Assessment Appeals Board, or in binding arbitration, in Taxpayer's name and on Taxpayer's behalf with regard to the Property.

This appointment of agency shall remain in effect until revoked in writing by both parties.

By: [Signature] (Signature)

Alvin Estevez (Printed Name)

Date: June 1st, 2020

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

In \_\_\_\_\_, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for the above state and county, personally appeared \_\_\_\_\_, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he or she executed said instrument for the purposes therein contained as his or her free and voluntary act and deed.

(SEAL)

NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

Catalyst Property Tax Consultants, LLC  
2291 Arapahoe Avenue  
Boulder, CO 80302

Jason Flynn  
720.744.3237  
Flynn@Catalystpropertytax.com