

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING ABATEMENT PETITION REFUND FOR R0024444

Resolution 2014-215

BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Petitions for Abatement or Refund of Taxes, as approved by the Adams County Assessor, are hereby confirmed.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Henry _____ Aye
Tedesco _____ Aye
Hansen _____ Aye

Commissioners

STATE OF COLORADO)
County of Adams)

I, Karen Long, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 12th day of May, A.D. 2014.

County Clerk and ex-officio Clerk of the Board of County Commissioners
Karen Long:



By:



Deputy

APPROVAL

ABATEMENT FOR TAX YEAR:		2013			
BUSINESS NAME:	Tequilas of Thornton LLC				
ACCOUNT NUMBER:	R0024444				
PARCEL NUMBER:	157334002021				
	ACTUAL	ASSESSED	MILL	TAX	
	VALUE	VALUE	LEVY	DOLLARS	
ORIGINAL VALUE	\$959,952	\$278,390	109.961	\$30,612.04	
REVISED VALUE	\$720,000	\$208,800	109.961	\$22,959.86	
ABATED VALUE	\$239,952	\$69,590	109.961	\$7,652.19	

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

The 2013 abatement petition is being approved @ \$720,000 based on subject sale. High vacancy foreclosure property. KM

RECEIVED

MAY 01 2014

Adams County
Commissioners' Office

ADDED ASSESSMENT FOR TAX YEAR:

BUSINESS NAME:					
ACCOUNT NUMBER:					
PARCEL NUMBER:					
	ACTUAL	ASSESSED	MILL	TAX	
	VALUE	VALUE	LEVY	DOLLARS	
ORIGINAL VALUE	\$0	\$0	0	\$0.00	
REVISED VALUE	\$0	\$0	0	\$0.00	
ADDED VALUE	\$0	\$0	0	\$0.00	

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received: **RECEIVED**
(Use Assessor's or Clerk's Office Date Stamp)

Section I: Petitioner, please complete Section I only.

FEB 19 2014

Date: 02 / 19 / 2014
Month Day Year

**OFFICE OF THE
ADAMS COUNTY ASSESSOR**

Petitioner's Name: Rodrigo Sanchez
Petitioner's Mailing Address: 224 Berthoud Way
Golden Colorado 80401
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) R0024444
PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
12020 Pennsylvania Street, Thornton, Colorado 80241

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 2013 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.)

Property value is over valued.

Petitioner's estimate of value: \$ 720000 (2013)
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] Daytime Phone Number (303) 903-4004
By [Signature] Daytime Phone Number ()
Agent's Signature*

*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 2013

	Actual	Assessed	Tax
Original	<u>959,952</u>	<u>278,390</u>	<u>\$ 30,612.04</u>
Corrected	<u>730,000</u>	<u>208,800</u>	<u>\$ 22,959.86</u>
Abate/Refund	<u>229,952</u>	<u>69,590</u>	<u>\$ 7,652.19</u>

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: 2013 Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):

[Signature]
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:

	Actual	Assessed	Tax
Tax Year _____			
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 Adams County, State of Colorado, at a duly and lawfully called regular meeting held on 5 12 14, at which meeting there were present the following members:
Month Day Year
Erik Hansen Eva Henry Chaz Tedesco

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 Gil Reyes (being present ~~not present~~) and Petitioner Tequilas of Thornton (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
<u>2013</u>	<u>\$7,652.19</u>	<u>\$720.000</u>

Chairperson of the Board of County Commissioners' Signature

Karen Vogt 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 12th day of May 2014.
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

February 19, 2014

Adams County Property Division

Re: Petition for Abatement or Refund of Taxes
12020 Pennsylvania Street, Thornton, Colorado 80401
Appointment of Rodrigo Sanchez as Petitioner

To Whom it May Concern:

I am the co-owner of Tequilas of Thornton, LLC, and appoint my husband Rodrigo Sanchez as Petitioner, in the attached Petition for Abatement or Refund of Taxes.

Griselda Muñoz
Griselda Munoz

Notes



Notes View Details

Notes

Account # Parcel # Office Private? Category Bldg # Line #

R0024444 0157334002021 A N

The 2013 abatement petition is being approved @ \$720,000 based on subject sale. High vacancy foreclosure property, KM

Entry Date	Dfln	Prive	Remark	Category	Bldg	Line	Initials	
8/23/2013	A	N	2010 ABATEMENT PETITION DENIED / ALREADY FILED AN ABAT				DB	0
1/31/2013	A	N	Changed mailing address to previous mailing address per request on file				SVM	1
9/24/2012	A	N	The Abatement Hearing scheduled on June 21st 2012 for the 2009 and				DTC	0
3/12/2012	A	N	Adjusting the 2011 value to income per BAA Order on Stipulation for Dc				DB	1
10/29/2013	A	N	Adjusting the 2010 value per BAA Order on Stipulation for Docket No 6				DB	0
10/13/2010	A	N	2010 - CHARLES M WESTFAHL AND JUDITH K WESTFAHL TRUST				SM	0
10/29/2013	A	N	2009 abatement withdrawn per BAA Order on Stipulation for Docket No				DB	0
5/10/2013	A	N	The 2010 abatement petition has been withdrawn per Monica with Stev				DB	0
4/30/2012	A	N	Abatement petition for 2009-10 denied based on market and income inf				KM	0

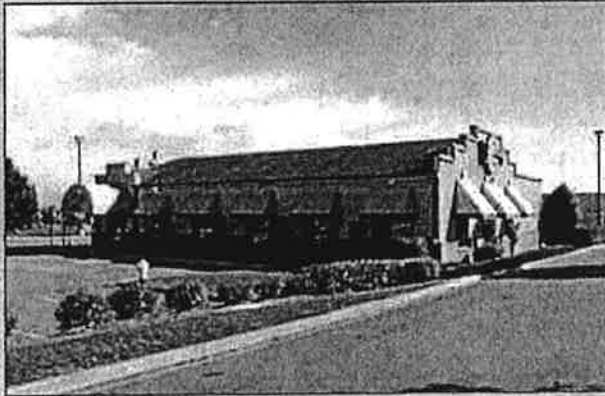
Record: 1 of 9

12020 Pennsylvania St

SOLD

Thornton, CO 80241

Sale on 6/1/2013 for \$720,000 (\$144.67/SF) - Research Complete
4,977 SF Retail Restaurant Building Built in 1996



Buyer & Seller Contact Info

Recorded Buyer: **Tequilas of Thornton, LLC**
 True Buyer: **Tequila's Restaurant Group**
 12020 Pennsylvania St
 Thornton, CO 80241

Buyer Type: **Corporate/User**
 Buyer Broker: **SRS Real Estate Partners**
Jim Hoffman
 (303) 572-1800

Recorded Seller: **Jdmc Llc**
 True Seller: **Mccrea Joel D**
Joel McCrea

Seller Type: **Individual**
 Listing Broker: **Fuller Western Real Estate**
Robert Leino
 (720) 287-5402
Ian Elfner
 (720) 287-5405
Andrew Dodgen
 (720) 670-0377

Transaction Details

ID: 2787394

Sale Date: **06/01/2013 (254 days on market)**
 Escrow Length: **-**
 Sale Price: **\$720,000-Confirmed**
 Asking Price: **-**
 Price/SF: **\$144.67**
 Price/SF Land Gross: **\$14.13**

Sale Type: **Owner/User**
 Bldg Type: **Retail - Restaurant**
 Year Built/Age: **Built in 1996 Age: 17**
 GLA: **4,977 SF**
 Land Area: **1.17 AC (50,965 SF)**

Percent Leased: **100.0%**
 Tenancy: **Multi**
 Transfer Tax: **\$72**

Percent Improved: **40.3%**
 Total Value Assessed: **\$934,211 in 2012**
 Improved Value Assessed: **\$376,492**
 Land Value Assessed: **\$557,719**
 Land Assessed/SF: **\$10.00**

No. of Tenants: **1**
 Tenants at time of sale: **Tequila's Restaurant Group**
 Financing: **Down payment of \$360,000.00 (50.0%)**
\$360,000.00 from Wells Fargo Bank

12020 Pennsylvania St**SOLD**

4,977 SF Retail Restaurant Building Built in 1996 (con't)

Legal Desc: **Lot2 Blk2 Washington Square**
 Parcel No: **1573-34-0-02-021**
 Document No: **0057874**
 Sale History: **Sold for \$720,000 (\$144.67/SF) on 6/1/2013**
Sold on 1/31/2012
Sold for \$250,000 (\$50.23/SF) on 12/31/2002 Non-Arms Length
Sold for \$1,380,342 (\$277.34/SF) on 7/31/1997

Transaction Notes

The listing broker verified the 4,977 SF retail building sold for \$720,000.

Current Retail Information

ID: 1453371

Property Type:	Retail - Restaurant	GLA:	4,977 SF
Center:	-	Total Avail:	0 SF
Bldg Status:	Built in 1996	% Leased:	100.0%
Owner Type:	Corporate/User	Bldg Vacant:	0 SF
Zoning:	RC, Thornton	Land Area:	50,965 SF
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	0.10
Rent/SF/Yr:	-	No. of Stores:	-
CAM:	-		
Street Frontage:	129 feet on Pennsylvania St (with 1 curb cut)		
Expenses:	2010 Tax @ \$7.26/sf; 2010 Est Ops @ \$0.69/sf		
Parking:	120 Surface Spaces are available		

Location Information

Metro Market: **Denver**
 Submarket: **Northeast Ret/Northeast Ret**
 County: **Adams**
 CBSA: **Denver-Aurora-Broomfield, CO**
 CSA: **Denver-Aurora-Boulder, CO**
 DMA: **Denver, CO-NE-WY-NV**
 Map(Page): **Pierson Graphics Corp 38-L**

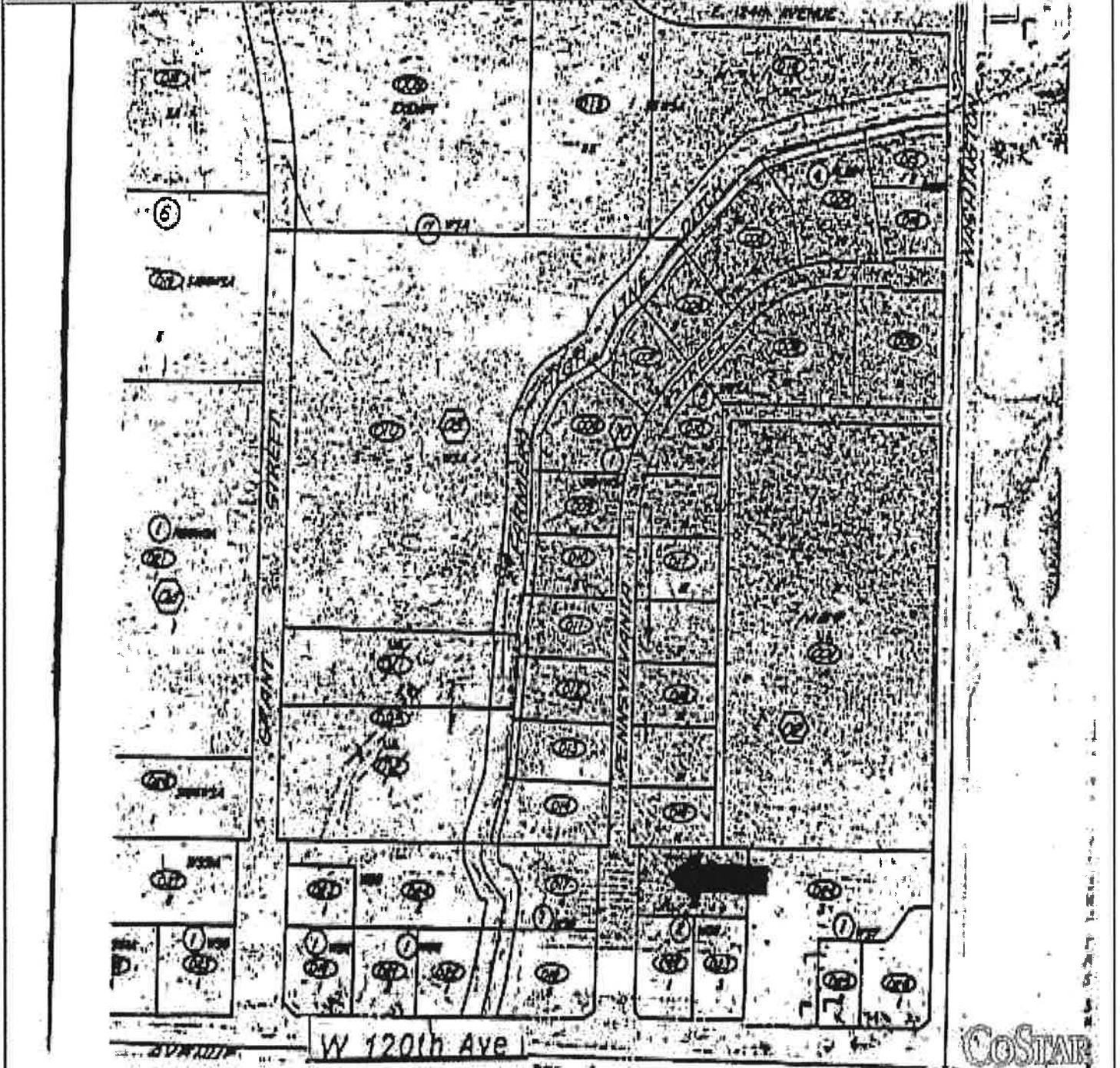
12020 Pennsylvania St

SOLD

4,977 SF Retail Restaurant Building Built in 1996 (con't)

Parcel Number: 1573-34-0-02-021
Legal Description: Lot 2 blk 2 Washington Square Subdiv Fig # 6
County: Adams

Plat Map: 12020 Pennsylvania St



PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received: **RECEIVED**
(Use Assessor's or Collector's Date Stamp)

FEB 19 2014

Section I: Petitioner, please complete Section I only.

Date: 02 19 2014
Month Day Year

OFFICE OF THE
ADAMS COUNTY ASSESSOR

Petitioner's Name: Rodrigo Sanchez

Petitioner's Mailing Address: 224 Berthoud Way

Golden Colorado 80401
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) R0024444
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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 (303) 903-4004

By [Signature]
Agent's Signature*

Daytime Phone Number ()

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

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Section II: Assessor's Recommendation
(For Assessor's Use Only)

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Assessor's or Deputy Assessor's Signature

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Griselda Muñoz
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