

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING ABATEMENT PETITION REFUND FOR R0162706

Resolution 2014-221

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)

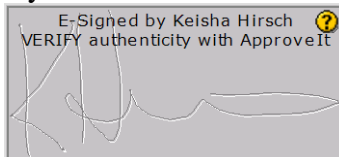
I, Karen Long, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in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

BUSINESS NAME: WATKINS HOSPITALITY LLC

ACCOUNT NUMBER: R0162706

PARCEL NUMBER: 181731300009

	ACTUAL	ASSESSED	MILL	TAX
	VALUE	VALUE	LEVY	DOLLARS
ORIGINAL VALUE	\$1,444,910	\$419,020	81.907	\$34,320.67
REVISED VALUE	\$900,000	\$261,000	81.907	\$21,377.73
ABATED VALUE	\$544,910	\$158,020	81.907	\$12,942.94

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

Approving the 2012 value per Abatement Petition on file due to the condition and use of the property

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		\$0.00
REVISED VALUE		\$0	0	\$0.00
ADDED VALUE	\$0	\$0	0	\$0.00

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams County

RECEIVED 12/2/2013
Date Received
 (Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 11-25-13
 Petitioner's Name: Pueblo Bank & Trust
 Petitioner's Mailing Address: c/o Tom Rhue
 20458 N. 78th Way
 Scottsdale, AZ 85255

DEC 20 2013 PK
 02
**OFFICE OF THE
 ADAMS COUNTY ASSESSOR**

2011 - TRC
 NO - TRC
 2012 - NO

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
RO162706	33105 Colfax, Adams CO Watkins, CO

Petitioner states that the taxes assessed against the above property for the property tax year(s) 2012 and are incorrect for the following reasons: (Briefly describe the circumstances surrounding the incorrect value or tax. Attach additional sheets if necessary.)

Please adjust the 2012 Market Value to the equal the 2011 Market Value of \$900,000 and rebate the appropriate taxes.

Petitioner's estimate of value: \$ (2011) AND \$ 900,000 (2012)
Value Year Value Year

Petitioner requests an abatement or refund of the appropriate taxes.

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.

 Daytime Phone Number ()
 Petitioner's Signature
 By Tom Rhue Daytime Phone Number (719) 634-7311
 Agent's Signature* Tom Rhue

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

If the board of county commissioners, pursuant to section 39-10-114(1), or the property tax administrator, pursuant to section 39-2-116, 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 section 39-2-125 within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

<u>Section II:</u>	Assessor's Recommendation (For Assessor's Use Only)					
	Tax Year <u>2012</u>			Tax Year _____		
	Actual	Assessed	Tax	Actual	Assessed	Tax
Original	<u>1444910</u>	<u>419020</u>	<u>\$ 34320.67</u>	_____	_____	_____
Corrected	<u>900000</u>	<u>261000</u>	<u>\$ 21377.73</u>	_____	_____	_____
Abate/Refund	<u>544910</u>	<u>158020</u>	<u>\$ 12942.94</u>	_____	_____	_____

Assessor recommends approval as outlined above.
 No protest was filed for the year(s) 2012 or _____ (If a protest was filed, please attach a copy of the NOP.)

Assessor recommends denial for the following reason(s)

John [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 section 39-10-114 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 \$1,000)

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 one thousand dollars or less per tract, parcel, or lot of land or per schedule f 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	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 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
Chaz Tedesco, Eva Henry, Erik Hansen

with notice of such meeting and an opportunity to be present having been given to the taxpayer and the Assessor of said County and Assessor Gil Reyes (being present ~~not present~~) and petitioner Watkins Hospitality LLC Name 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 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
<u>2012</u>	<u>\$900,000</u>	<u>\$12,942.94</u>	_____	_____	_____

Chairperson of the Board of County Commissioners' Signature

I, Karen Wong 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 \$1,000 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 \$1,000)

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

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

Secretary's Signature

Property Tax Administrator's Signature

Date

Assignment of Agent

33105 Colfax, Adams CO
Parcel # RO162706
Pueblo Bank & Trust

Taxpayer hereby retains **Property Tax Reduction Service (PTRS)** as its agent for protest to the El Paso County Assessor and/or Board of Assessment Appeals of its appraisal value for taxes on the property described above.

The Taxpayer grants to PTRS the powers of agency as follows:

PTRS is authorized to act on behalf of Taxpayer for tax years **2009 – 2012.**

PTRS will act according to the separately executed Representation Agreement between Taxpayer and PTRS.

Please mail, email or fax all correspondence regarding this appeal to:

Property Tax Reduction Service
Tom@TomRhue.com
1837 S Nevada # 105.
Colorado Springs, CO 80905
(719) 634-7311 Fax (719) 457-5997

Owner: *Michael J. Seppala* Date: 6-25-12
The Pueblo Bank and Trust Company

By: Michael J. Seppala, Pres / CEO

Notary *Dianna L. Langoni*
exp 9/16/15
City of Pueblo
State of Colorado



PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams County

RECEIVED 12/21/2013
(Use Assessor's or Commissioners' Date Stamp)

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Date: 11-25-13
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 20458 N. 78th Way
 Scottsdale, AZ 85255

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 Petitioner's Signature Daytime Phone Number ()
 By Tom Rhue Daytime Phone Number (719) 634-7311
 Agent's Signature* Tom Rhue

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Section II:	Assessor's Recommendation (For Assessor's Use Only)					
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	Actual	Assessed	Tax	Actual	Assessed	Tax
Original _____	_____	_____	_____	_____	_____	_____
Corrected _____	_____	_____	_____	_____	_____	_____
Abate/Refund _____	_____	_____	_____	_____	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above. No protest was filed for the year(s) _____ or _____ (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

Assignment of Agent

**33105 Colfax, Adams CO
Parcel # RO162706
Pueblo Bank & Trust**

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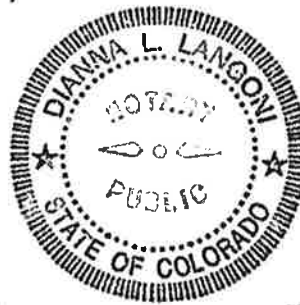
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**Property Tax Reduction Service
Tom@TomRhue.com
1837 S Nevada # 105
Colorado Springs, CO 80905
(719) 634-7311 Fax (719) 457-5997**

Owner: *Michael Seppala* Date: 6-25-12
The Pueblo Bank and Trust Company

By: Michael J. Seppala, Pres / CEO

Notary *Dianna L. Langoni*
exp 9/16/15
City of Pueblo
State of Colorado



Notes

Notes View Details

Notes

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

R0162706 0181731300009 A N

The 2012 abatement petition has been approved at \$900,000 based on information submitted by the petitioner (appraisal). 2011 was previously stipped at \$900,000. KM

Entry Date	Offi	Privd	Remark	Category	Bldg	Line	Initials
10/28/2012	A	N	The 2011 abatement petition has been stipulated to \$900,000 based on				KM
8/22/2013	A	N	The 9/11/2012 sale is atypical. The subject is a mixed used, multi bulk				DPD
3/14/2013	A	N	income is based on the svms and the county cost approach.				EH
9/20/2012	A	N	Received & Scanned Income & Expense Survey dated 8/13/2012				NL
3/9/2012	A	N	Changed mailing address per tax remittance coupon				SVM
11/21/2013	A	N	Adjusting the 2011 value to market per abatement petition which was a				DB
11/8/2012	A	N	2011 Petition for abatement denied. Evidence supplied is insufficient to				GB
6/15/2011	A	N	2011 - CHANGED LEGAL TO CORRECT LEGAL IN REALWARE PEF				HG
1/29/2013	A	N	Adjusting the 2010 value per decision of the hearing officer at the Abat				DB
11/8/2012	A	N	2010 Petition for abatement denied. Evidence supplied is insufficient to				GB
10/15/2008	A	N	2008 RD TO THE COUNTY OF ADAMS PER DEED IN RECEPTION I				HG

Record: 14 of 15