

## EXHIBIT B



October 30, 2024

Parcel No.: 0156933419013

Account No.: R0175408

Pradeep Goel  
6565 S. Waco Ct.  
Commerce City, CO 80016

Dear Petitioner:

In reviewing the 2024 assessment roll we discovered an error in the assessment of the property identified above. *See Exhibit A*, attached hereto. The classification of R0175408 was changed to agricultural classification by its inadvertent inclusion in a mass appeal filed by the previous and not current owner; the property is not being used for agricultural purposes for tax year 2024. Under the authority granted to the Adams County Board of Equalization in § 39-8-102(1), C.R.S., we adjusted your value as shown below in order to achieve just and equalized valuations for assessment of real property within Adams County.

	<u>Assessor Actual Value</u>	<u>CBOE Adjusted Actual Value</u>
Real Property:	\$80.00	\$541,459

**FURTHER APPEAL OF THE ADAMS COUNTY BOARD OF EQUALIZATION'S DECISION SHALL BE MADE BY SELECTING ONLY ONE OF THE THREE OPTIONS OUTLINED BELOW, AND PROPERLY FILING YOUR APPEAL WITHIN 30 DAYS OF THE DATE OF THIS DECISION LETTER.**

**Board of Assessment Appeals** [C.R.S. §39-8-108(1)]

You have the right to appeal this decision to the Board of Assessment Appeals (BAA). That hearing is the final hearing in which testimony, exhibits or other evidence may be introduced. If the decision of the BAA is further appealed to the Court of Appeals, only the record created at the BAA hearing will be the basis for the Court of Appeals decision. No new evidence can be introduced at the Court of Appeals.

Appeals to the BAA must be made on forms furnished by the BAA. The BAA is located at 1313 Sherman Street, Room 315, Denver, Colorado 80203. For more information, contact the BAA at 303-864-7710 or visit their webpage at: <https://cdola.colorado.gov/the-appeals-process#pet>.

**Adams County District Court** [C.R.S. §39-8-108(1)]

You have the right to appeal this decision to the Adams County District Court. New testimony, exhibits or other evidence may be introduced at the District Court hearing. The decision of the Adams County District Court may be appealed to the Court of Appeals for review of the record and no new evidence may be introduced at the Court of Appeals.

Appeals to the District Court must be made on forms furnished by the District Court. Adams County District Court is located at 1100 Judicial Center Drive, Brighton, Colorado 80601. For more information, contact the Adams

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County Combined Courts at 303-659-1161 or visit their webpage at:  
[https://www.courts.state.co.us/Self\\_Help/propertytaxappeal/](https://www.courts.state.co.us/Self_Help/propertytaxappeal/).

**Binding Arbitration** [C.R.S. §39-8-108.5]

You have the right to appeal this decision by submitting your case to binding arbitration. If you choose this option, the arbitrator's decision is final and your right to further appeal your «Current\_Tax\_Year\_Text» valuation ends. In order to choose binding arbitration, you must send a written notification to the Adams County Board of Equalization at:

Adams County Board of Equalization  
Attention: Christina Pozuelos  
Board of Equalization Coordinator  
4430 South Adams County Parkway, Suite C5000B  
Brighton, Colorado 80601-8206  
720-523-6105

For more information, visit the binding arbitration webpage at: <http://www.adcogov.org/property-tax-appeal-binding-arbitration>.

If you have any questions regarding this matter, you may contact the Adams County Attorney's Office at 720-523-6116.

Sincerely,

Adams County Board of Equalization

CERTIFICATE OF MAILING: I hereby certify that on this October 30, 2024, I sent a true and correct copy of the foregoing Notice of Decision via U.S. Mail, postage prepaid, or electronic mail, to the electronic mail address or mailing address of the property owner.

*/s/ Christina Pozuelos*  
Christina Pozuelos