

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62402
Petitioner: 104TH RETAIL DEVELOPMENT PARTNERS, LLC, v. Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: R0173803+5

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$858,393
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2013 actual value of the subject property, as set forth above.

The Adams County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 10th day of December 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Cara McKeller

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2013 DEC -9 AM 9:16

BOARD OF ASSESSMENT APPEALS,
State of Colorado
1313 Sherman Street, Room 315
Denver, CO 80203

Petitioner:
104TH RETAIL DEVELOPMENT PARTNERS, LLC.

Respondent:
ADAMS COUNTY BOARD OF
EQUALIZATION.

Nathan J. Lucero, #33908
Assistant Adams County Attorney
4430 S. Adams County Parkway
5th Floor, Suite C5000B
Brighton, CO 80601
Telephone: 720-523-6116
Fax: 720-523-6114

▲ COURT USE ONLY ▲

Docket Number: 62402
Multiple County Account
Numbers: (As set forth in
Attachment A)

STIPULATION (As to Tax Year 2013 Actual Value)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2013 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as vacant land properties.
3. Attachments A and B reflects the actual values of the subject properties, as assigned by the Adams County Assessor and the Adams County Board of Equalization for tax year 2013.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2013 actual values of the subject properties, as shown on Attachment C.

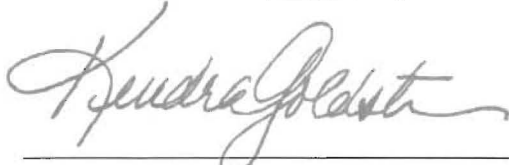
Total 2013 Proposed Value: \$858,393
(Referenced in Attachment A)

5. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2013.


6. Brief narrative as to why the reductions were made: The absorption period was adjusted to an absorption period based on the actual sales data within the subdivision.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 6, 2013 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

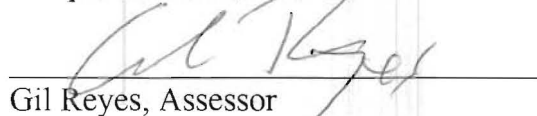
Dated this 3rd day of ~~November~~ ^{December}, 2013.



Kendra L. Goldstein, Esq.
Sterling Property Tax Specialists, Inc.
950 S. Cherry Street, #320
Denver, CO 80246
Telephone: 303-757-8865



Nathan J. Lucero, #33908
Assistant Adams County Attorney
4430 S. Adams County Parkway
Suite C5000B
Brighton, CO 80601
Telephone: 720-523-6116



Gil Reyes, Assessor
4430 S. Adams County Parkway
Suite C2100
Brighton, CO 80601
Telephone: 720-523-6038

Docket Number: 62402

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 62402

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R0173803	\$ 126,304 .00	\$.00	\$ 126,304 .00
R0173805	\$ 129,252 .00	\$.00	\$ 129,252 .00
R0173806	\$ 110,565 .00	\$.00	\$ 110,565 .00
R0180289	\$ 288,078 .00	\$.00	\$ 288,078 .00
R0180291	\$ 85,157 .00	\$.00	\$ 85,157 .00
R0173810	\$ 119,037 .00	\$.00	\$ 119,037 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$ 0 .00	\$ 0 .00
	\$.00	\$ 0 .00	\$ 0 .00
	\$.00	\$ 0 .00	\$ 0 .00
	\$.00	\$ 0 .00	\$ 0 .00
	\$.00	\$ 0 .00	\$ 0 .00
	\$.00	\$ 0 .00	\$ 0 .00
	\$.00	\$ 0 .00	\$ 0 .00
	\$.00	\$ 0 .00	\$ 0 .00
	\$.00	\$ 0 .00	\$ 0 .00
	\$.00	\$ 0 .00	\$ 0 .00
TOTAL:	\$ 858,393 .00	\$ 0 .00	\$ 858,393 .00