

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>5285 FOX, LLC,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ADAMS COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Steve A. Evans, Bridge &amp; Associates Address: P.O. Box 280367 Lakewood, CO 80228 Phone Number: (303) 237-6997 E-mail: Attorney Reg. No.:</p>	<p><b>Docket Number: 38351</b></p>
<p><b>ORDER ON STIPULATION</b></p>	

**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.: 1825-15-2-01-001**

**Category: Valuation**

**Property Type: Commercial**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$ 98,664.00
Improvements	<u>\$1,151,336.00</u>
Total	<u>\$1,250,000.00</u>

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

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

**DATED/MAILED** this 23rd day of January, 2002.

This decision was put on the record

January 22, 2002

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

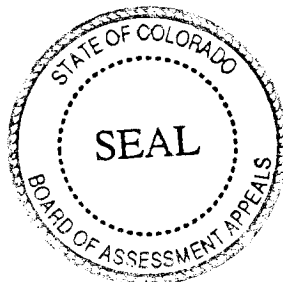
Diane Von Dollen  
Diane Von Dollen

**BOARD OF ASSESSMENT APPEALS**

Karen E. Hart  
Karen E. Hart

Mark R. Linné  
Mark R. Linné

Docket Number 38351



**BOARD OF ASSESSMENT APPEALS,**

**State of Colorado**

1313 Sherman Street, Room 315

Denver, CO 80203

**Petitioner:**

5285 FOX, LLC,

**Respondent:**

**ADAMS COUNTY BOARD OF EQUALIZATION.**

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**▲ COURT USE ONLY ▲**

Docket Number: 38351  
County Schedule Number:  
1825-15-2-01-001

**STIPULATION (As to Tax Year 2001 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2001 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 property subject to this Stipulation is described as:  
  
5285 Fox Street, Denver, Adams County, Colorado
2. The subject property is classified as commercial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2001:

Land	\$	98,664
Improvements	\$	1,234,336
Total	\$	1,333,000

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ADAMS COUNTY BOARD OF EQUALIZATION  
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4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$	98,664
Improvements	\$	1,123,336
Total	\$	1,333,000

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following tax year 2001 actual value for the subject property:

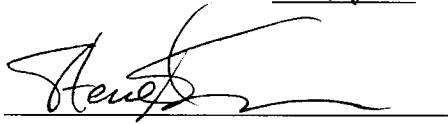
Land	\$	98,664
Improvements	\$	1,151,336
Total	\$	1,250,000

6. The valuation, as established above, shall be binding only with respect to tax year 2001.

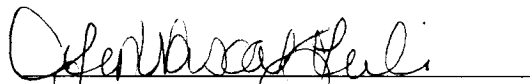
7. Brief narrative as to why the reduction was made: Reduction to market value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 19, 2001 at 3:00 p.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_\_ (check if appropriate).

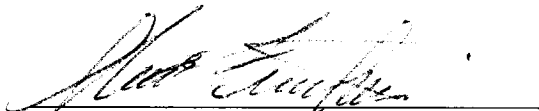
DATED this 11<sup>th</sup> day of December, 2001.



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