

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>FRANKEN CO.,</p> <p>v.</p> <p>Respondent:</p> <p>ADAMS COUNTY BOARD OF COMMISSIONERS.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Consultus Asset Valuation Address: 16 Inverness Place E Bldg A Englewood, CO 80111 Phone Number: 303-770-2421</p>	<p>Docket Number: 41268</p>
<p>ORDER ON STIPULATION</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.: 1825-15-20-2-003

Category: Refund/Abatement

Property Type: Commercial

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$426,017.00
Improvements	<u>\$2,373,983.00</u>
Total	\$2,800,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

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

DATED/MAILED this 31st day of January, 2004.

This decision was put on the record

January 30, 2004

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

Mary J. Helfer
Mary J. Helfer

BOARD OF ASSESSMENT APPEALS

Karen E. Hart
Karen E. Hart

Debra A. Baumbach
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: 41268 County Schedule Number: 1825-15-20-2-003
Petitioner: FRANKEN CO., Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
JAMES D. ROBINSON, #5899 ADAMS COUNTY ATTORNEY Jennifer Wascak Leslie, #29457 Assistant County Attorney 450 S. 4 th Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	
STIPULATION (As to Abatement/Refund for Tax Year 2002)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2002 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:
 Franken Company, 500 W. 53rd Place, 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 2002:

Land	\$	426,017
Improvements	\$	3,016,933
Total	\$	3,442,950

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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	\$	426,017
Improvements	\$	3,016,933
Total	\$	3,442,950

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following tax year 2002 actual value for the subject property:


Land	\$	426,017
Improvements	\$	2,373,983
Total	\$	2,800,000

6. The valuation, as established above, shall be binding only with respect to tax year 2002.


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 February 6, 2004 at 8:30 a.m.

DATED this 28th day of January, 2004.



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