

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JOSEPH FELIX REALTY CO.,</p> <p>v.</p> <p>Respondent:</p> <p>ADAMS COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: David Zaterman Address: 2000 S. Colorado Blvd., 2-640 Denver, CO 80220 Phone Number: 303.407.1711</p>	<p>Docket Number: 41811</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.: 0171931328007+4

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

[PLEASE REFERENCE ATTACHED STIPULATION]

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 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 29th day of December, 2004.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

December 28, 2004

Karen E Hart

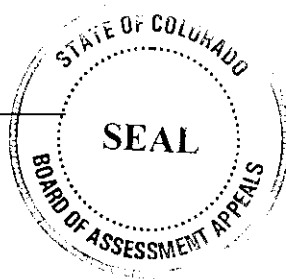
Karen E. Hart

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

Debra A. Baumbach

Debra A. Baumbach

Keela K. Steele
Keela K. Steele



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	BOARD OF ASSESSMENT APPEALS 04 DEC 27 PM 1:03 ▲ COURT USE ONLY ▲	
Petitioner: JOSEPH FELIX REALTY, CO., Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.		Docket Number: 41811 Multiple County Schedule Numbers: (As set forth in the attached)
JAMES D. ROBINSON, #5899 ADAMS COUNTY ATTORNEY Jennifer Wascak Leslie, #29457 Assistant County Attorney 450 South 4 th Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114		
STIPULATION (As to Tax Year 2003 Actual Value)		

Petitioners and Respondent hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject properties, 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 Attachment to this Stipulation.
2. The subject properties are classified as commercial properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2003.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2003 actual values of the subject properties, as shown on Attachment A.

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2003.


6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on Thursday, December 16, 2004, at 8:30 a.m. be vacated.


Dated this _____ day of December, 2004.



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Docket Number: 41811

ATTACHMENT A

NORTHVIEW CENTER: 92nd & Sheridan

Parcel Number: 01719-19-3-23-005

Old Value:

Land:	\$	458,530
Improvements:	\$	1,150,431
Total:	\$	1,608,961

New Value:

Land:	\$	458,530
Improvements:	\$	791,470
Total:	\$	1,250,000

Parcel Number: 01719-19-3-23-003

Old Value:

Land:	\$	364,335
Improvements:	\$	1,163,207
Total:	\$	1,527,542

New Value:

Land:	\$	364,335
Improvements:	\$	885,665
Total:	\$	1,250,000

TOTAL: 2,500,000

HIDDEN LAKE CENTER: 5055 W. 72nd

Parcel Number: 01719-31-3-28-007

Old Value:

Land:	\$	298,900
Improvements:	\$	1,467,527
Total:	\$	1,766,427

New Value:

Land:	\$	298,900
Improvements:	\$	1,242,100
Total:	\$	1,541,000

PARCEL NUMBER: 01719-31-3-28-013

Old Value:

Land:	\$	161,876
Improvements:	\$	642,078
Total:	\$	803,954

New Value:

Land:	\$	161,876
Improvements:	\$	597,124
Total:	\$	759,000

TOTAL: 2,300,000