

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43980
Petitioner: ROSWELL & CO, 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.: 0157333008007

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Total Value: \$1,900,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2004 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 31st day of March 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

March 29, 2006

Karen E Hart

Karen E. Hart

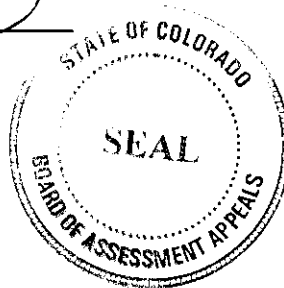
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Keela Steele

Keela Steele



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

Petitioner:
ROSWELL & CO.,

Respondent:
ADAMS COUNTY BOARD OF
EQUALIZATION.

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▲ COURT USE ONLY ▲

Docket Number: 43980
County Schedule Number:
R0024109

STIPULATION (As to Tax Year 2004 Actual Value)

2006 MAR 29 PM 1:23

STATE OF COLORADO
COUNTY OF ADAMS
CLERK OF DISTRICT COURT

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2004 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
1400 W. 122ND Avenue, Westminster, 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 2004:

Land	\$ 241,800
Improvements	\$ 2,057,200
Total	\$ 2,299,000

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$ 241,800
Improvements	\$ 2,057,200
Total	\$ 2,299,000

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2004 for the subject property:

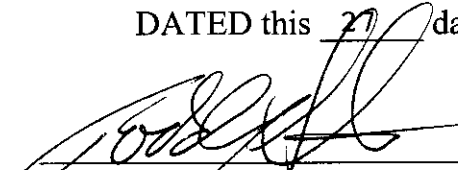
Land	\$ 241,800
Improvements	\$ 1,658,200
Total	\$ 1,900,000

6. The valuation, as established above, shall be binding only with respect to tax year 2004.


7. Brief narrative as to why the reduction was made: Reduction to market value. Actual leases support an adjustment in values.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 12, 2006, at 8:30a.m. be vacated.

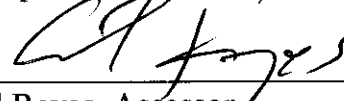
DATED this 27 day of March, 2006.



Todd J. Stevens
STEVENS & ASSOCIATES, INC.
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