

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44007</b>
Petitioner: <b>AMEALIA SUE OXLEY ,</b>  v.  Respondent: <b>ADAMS COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 0172131313002**  
  
**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:            \$1,315,000**  
 (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 17th day of November 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

November 15, 2005

*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*



<b>BOARD OF ASSESSMENT APPEALS, State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	<p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p> <hr/> Docket Number: 44007 County Schedule Number: 0172131313002
<b>Petitioner:</b> AMEALIA SUE OXLEY,  <b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	
JAMES D. ROBINSON, #5899 ADAMS COUNTY ATTORNEY Jennifer Wascak Leslie, #29457 Deputy County Attorney 450 South 4 <sup>th</sup> Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	
<b>STIPULATION (As to Tax Year 2004 Actual Value)</b>	

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:  
  
4455 E. 74<sup>th</sup> AVENUE, 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 2004:

Land	\$	469,508
Improvements	\$	995,492
Total	\$	1,465,000

COUNTY OF ADAMS  
 CLERK OF DISTRICT COURT  
 03/27/04

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

Land	\$ 469,508
Improvements	\$ 995,492
Total	\$ 1,465,000

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:

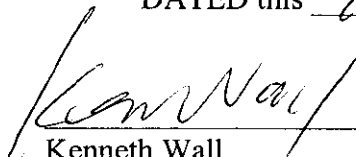
Land	\$ 469,508
Improvements	\$ 845,492
Total	\$ 1,315,000

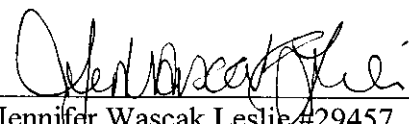
6. The valuation, as established above, shall be binding only with respect to tax year 2004.

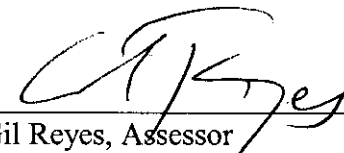
7. Brief narrative as to why the reduction was made: Reduction to market value. Actual lease supports an adjustment in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 28, 2005, at 8:30a.m. be vacated.

DATED this 9<sup>th</sup> day of NOV, 2005.

  
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