

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44585
Petitioner: JC-COMMERCE CITY LLC, v. Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS.	
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.: 0182501402003

Category: Abatement Property Type: Commercial Real
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:

Total Value: \$1,196,000
 (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 AND MAILED this 3rd day of December 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

December 1, 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



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: 44585 County Schedule Number: 01825-01-4-02-003
Petitioner: JC-COMMERCE CITY, Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS.	
JAMES D. ROBINSON, #5899 ADAMS COUNTY ATTORNEY Jennifer Wascak Leslie, #29457 Deputy 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 2003)	

STATE OF COLORADO
 BOARD OF ASSESSMENT APPEALS
 2005 DEC -1 PM 2:29

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2003 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:

 6501 COLORADO BLVD, COMMERCE CITY, 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 2003:

Land	\$ 379,200
Improvements	\$ 869,040
Total	\$ 1,248,240

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

Land	\$ 379,200
Improvements	\$ 869,040
Total	\$ 1,248,240

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax year 2003 actual value for the subject property:

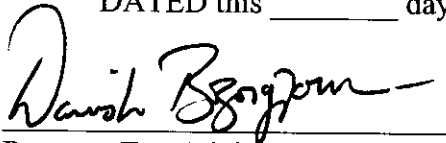
Land	\$ 379,200
Improvements	\$ 816,800
Total	\$ 1,196,000

6. The valuation, as established above, shall be binding only with respect to tax year 2003.

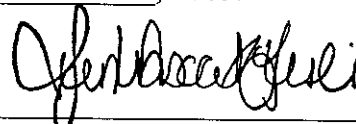
7. Brief narrative as to why the reduction was made: reduction to market value. Actual lease supports an adjustment in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 16, 2005 at 8:30a.m. be vacated.

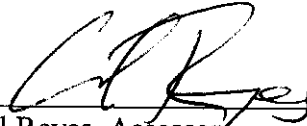
DATED this _____ day of _____, 2005.



Property Tax Advisors, Inc.
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