

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 45366

Petitioner:

10701 MELODY DRIVE LLC,

v.

Respondent:

ADAMS COUNTY BOARD OF EQUALIZATION.

AMENDMENT TO ORDER (On Stipulation)

THE BOARD OF ASSESSMENT APPEALS hereby amends its 2006 Order in the above-captioned appeal to reflect that the correct total value for tax year 2005 is \$4,058,677.

In all other respects, the October 6th 2006 Order shall remain in full force and effect.

DATED/MAILED this 1st day of November, 2006.

BOARD OF ASSESSMENT APPEALS

This amendment was put on the record
October 31, 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

Heather Wilcox
Heather Wilcox



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

Petitioner(s):
10701 MELODY DRIVE, LLC,

Respondent:
ADAMS COUNTY BOARD OF EQUALIZATION.

HAL B. WARREN, #13515
ADAMS COUNTY ATTORNEY
Jennifer M. Wascak, #29457
Deputy County Attorney
450 South 4th Avenue
Brighton, CO 80601
Telephone: 303-654-6116
Fax: 303-654-6114

▲ COURT USE ONLY ▲

Docket Number: 45366
Multiple County Schedule
Numbers: (As set forth in the
attached)

2005 OCT 31 11 28 AM

AMENDED STIPULATION (As to Tax Year 2005 Actual Value)

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2005 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 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 2005.
4. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2005 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 2005.

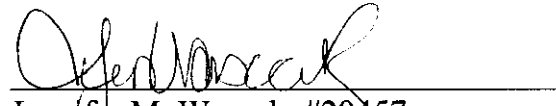
6. Brief narrative as to why the reductions were made: reduction to market value.

7. Parcel Number 01719-10-3-04-027 (R37172) was amended to \$7,620 from \$7,260, which was incorrect.

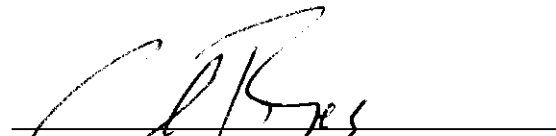
Dated this 30th day of October, 2006.



Ian D. James
Deloitte Tax LLP
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Jennifer M. Wascak, #29457
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Gil Reyes, Assessor
450 S. 4th Avenue
Brighton, CO 80601
Telephone: 303-654-6038

Docket Number: 45366

ATTACHMENT A

Parcel Number: **01719-10-3-04-012**

Old Value:
Land: \$130,680
Improvements: \$172,377
Total: \$303,057

New Value:
Land: \$130,680
Improvements: \$172,377
Total: \$303,057

Parcel Number: **01719-10-3-04-025**

Old Value:
Land: \$319,380
Improvements: \$128,448
Total: \$447,828

New Value:
Land: \$119,552
Improvements: \$128,448
Total: \$248,000

Parcel Number: **01719-10-3-04-026**

Old Value:
Land: \$ 442,920
Improvements: \$3,057,080
Total: \$3,500,000

New Value:
Land: \$ 442,920
Improvements: \$3,057,080
Total: \$3,500,000

Parcel Number: **01719-10-3-04-027 R37172**

Old Value:
Land: \$7,620
Improvements: \$0
Total: \$7,620

New Value:
Land: \$7,620
Improvements: \$0
Total: \$7,620

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45366
Petitioner: 10701 MELODY DRIVE LLC, 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.: R0037166+3

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$4,058,317
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 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 7th day of October 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

October 6, 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

Heather Wilcox

Heather Wilcox



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	<div style="text-align: right; font-size: small;"> 2005 OCT - 4 PM 1:09 </div> <p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: 45366 Multiple County Schedule Numbers: (As set forth in the attached)
Petitioner(s): 10701 MELODY DRIVE, LLC, Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Jennifer M. Wascak, #29457 Deputy County Attorney 450 South 4 th Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	
STIPULATION (As to Tax Year 2005 Actual Value)	

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2005 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

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4. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2005 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 2005.

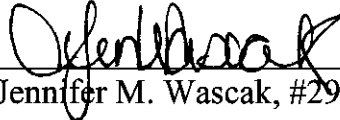
6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 10, 2006 at the hour of 1:00 p.m. be vacated.

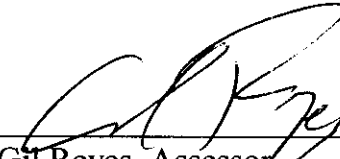
Dated this 5th day of October, 2006.



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Docket Number: 45366

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