

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 45694

Petitioner:

CHESROWN CHEVROLET INC.,

v.

Respondent:

ADAMS COUNTY BOARD OF COMMISSIONERS.

AMENDMENT TO ORDER (On Stipulation)

THE BOARD OF ASSESSMENT APPEALS hereby amends its 2007 Order in the above-captioned appeal to reflect the **correct total value for tax years 2002 and 2004.**

Correct Total Value: \$5,250,000.00

(Reference Attached Revised Stipulation)

In all other respects, the October 11, 2007 Order shall remain in full force and effect.

DATED/MAILED this 18th day of October, 2007.

This amendment was put on the record

October 17, 2007

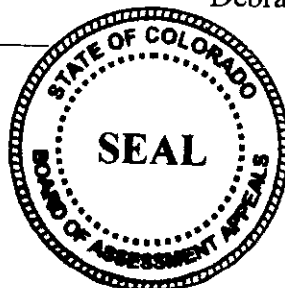
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Heather Heinlein
Heather Heinlein

BOARD OF ASSESSMENT APPEALS

Karen E. Hart
Karen E. Hart

Debra A. Baumbach
Debra A. Baumbach



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: 45694 County Schedule Number: R0070645
Petitioner: CHESROWN CHEVROLET, INC., 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 2002 and 2004 Actual Value)	

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax years 2002 and 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:

7320 Broadway Street
Denver, CO 80221
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 years 2002 and 2004:

Land	\$ 1,322,984
Improvements	\$ 5,427,896
Total	\$ 6,759,880

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

Land	\$ 1,322,984
Improvements	\$ 5,427,896
Total	\$ 6,750,880

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following actual value for tax years 2002 and 2004 for the subject property:

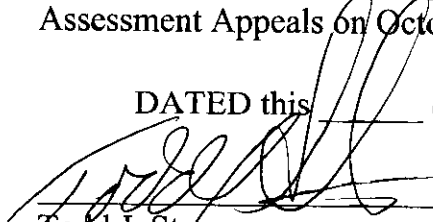
Land	\$ 1,322,984
Improvements	\$ 3,927,016
Total	\$ 5,250,000

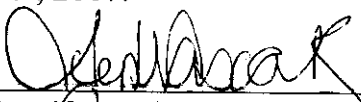
6. The valuation, as established above, shall be binding only with respect to tax years 2002 and 2004.

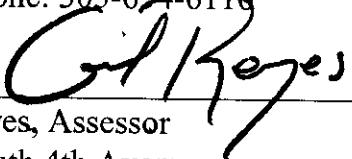
7. Brief narrative as to why the reduction was made: Reduction to market value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 24, 2007 at 1:00 p.m. be vacated.

DATED this _____ day of October, 2007.


Todd J. Stevens
Stevens & Associates Inc.
640 Plaza Drive, Suite 290
Littleton, CO 80129


Jennifer M. Wascak, #29457
Deputy County Attorney for Respondent
450 South 4th Avenue
Brighton, CO 80601
Telephone: 303-654-6116


Gil Reyes, Assessor
450 South 4th Avenue
Brighton, CO 80601
Telephone: 303-654-6038

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Petitioner: CHESROWN CHEVROLET INC., 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.: 0171934407017

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 02&04 actual value of the subject property.
3. The parties agreed that the 02&04 actual value of the subject property should be reduced to:

Total Value: \$2,400,000

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

ORDER:

Respondent is ordered to reduce the 02&04 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 11th day of October 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

October 10, 2007

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

Judy Venable
Judy Venable



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: 45694 County Schedule Number: R0070645
Petitioner: CHESROWN CHEVROLET, INC., Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
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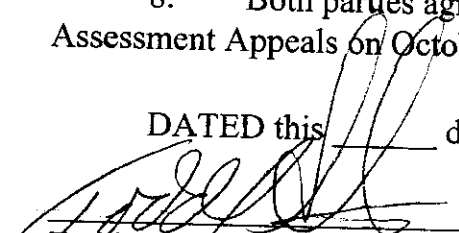
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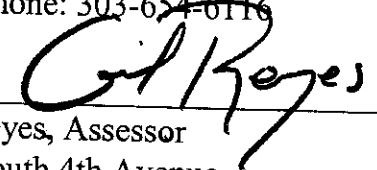
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