

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46659
Petitioner: PATRICK SWENSON , 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.: 171920102043

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 03-04 actual value of the subject property.
3. The parties agreed that the 03-04 actual value of the subject property should be reduced to:

Total Value: \$1,000,000

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

ORDER:

Respondent is ordered to reduce the 03-04 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 26th day of June 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

June 25, 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

Heather Wilcox

Heather Wilcox



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

Petitioner:
PATRICK SWENSON,

Respondent:
ADAMS COUNTY BOARD OF
COMMISSIONERS.

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▲ COURT USE ONLY ▲

Docket Number: 46659
County Schedule Number:
R0110679

STIPULATION (As to Abatement/Refund for Tax Year 2003/2004)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2003/2004 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:

9230 Federal Blvd., 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 2003/2004:

Land	\$ 198,200
Improvements	\$ 1,241,620
Total	\$ 1,439,820

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

Land	\$ 198,200
Improvements	\$ 1,241,620
Total	\$ 1,439,820

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax year 2003/2004 actual value for the subject property:

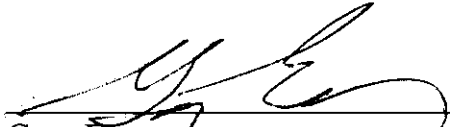
Land	\$ 198,200
Improvements	\$ 801,800
Total	\$ 1,000,000

6. The valuation, as established above, shall be binding only with respect to tax year 2003/2004.

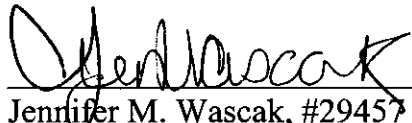
7. Brief narrative as to why the reduction was made: reduction to income value. Actual lease supports a adjustment in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 11, 2007 at 1:00, p.m. be vacated.

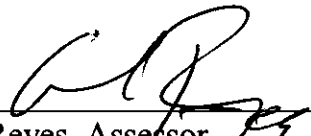
DATED this 22 day of June, 2007.



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