

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48145
Petitioner: COMMERCE CITY PLAZA 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.: R0158165+4

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$6,760,000

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

ORDER:

Respondent is ordered to reduce the 2007 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 29th day of February 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record
February 28, 2008

Karen E Hart

Karen E. Hart

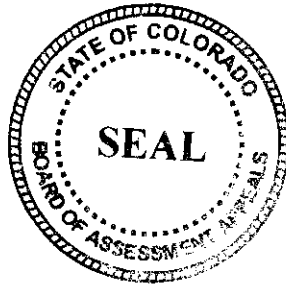
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Toni Rigirozzi

Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2008 FEB 28 PM 1:30 ▲ COURT USE ONLY ▲
Petitioner: COMMERCE CITY PLAZA, 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	Docket Number: 48145 County Schedule Number: R0158165, R0158166, R0158167, R0158168, R0158169
STIPULATION (As to Tax Year 2007)	

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2007 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:
 - Commerce City Plaza
 - Filing 2, Lots 1-5
 - Commerce City, CO

2. The subject property is classified as Commercial property and Vacant land.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2007.

Land	\$ 1,481,477
Improvements	\$ <u>5,685,797</u>
Total	\$ 7,167,274

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

Land	\$ 1,481,477
Improvements	\$ <u>5,685,797</u>
Total	\$ 7,167,274

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2007 for the subject property:

Land	\$ 1,481,477
Improvements	\$ <u>5,278,523</u>
Total	\$ 6,760,000

6. The valuation, as established above, shall be binding only with respect to tax year 2007.

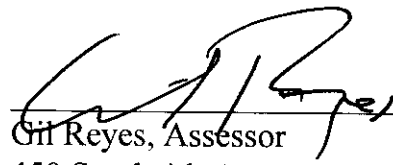
7. Brief narrative as to why the reduction was made: Reduction to actual income value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 12, 2008 at 01:00 p.m. be vacated.

DATED this 27th day of February, 2008.

Thomas E. Downey J
 Thomas E. Downey, Agent ~~47962~~
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