

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 48634</b>
Petitioner: <b>SUN LIFE ASSURANCE OF CANADA,</b>  v.  Respondent: <b>ADAMS COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0084247**

**Category: Valuation      Property Type: Commercial Real**
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:            \$2,165,000**

(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 18th day of May 2009.

**BOARD OF ASSESSMENT APPEALS**

*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 Rigiroszi*

Toni Rigiroszi



<b>BOARD OF ASSESSMENT APPEALS,</b> <b>State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	
<b>Petitioner:</b> SUN LIFE ASSURANCE OF CANADA  <b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	<p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p> <hr/> Docket Numbers: 48634 & 50772 County Schedule Number: R0084247
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Jennifer M. Wascak, #29457 Deputy County Attorney 450 South 4 <sup>th</sup> Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	<div style="text-align: right;"> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">             2009 MAY 15 PM 12:13              STATE OF COLORADO              BD OF ASSESSMENT APPEALS           </p> </div>
<b>STIPULATION (As to Tax Year 2007 and 2008 Actual Value)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2007 and 2008 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as: 13802 E. 33<sup>rd</sup> Place, Aurora, Colorado, 80011.
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 2007 and 2008:

Land	\$ 571,489
Improvements	\$ 1,813,511
Total	\$ 2,385,000



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

Land	\$ 571,489
Improvements	\$ 1,813,511
Total	\$ 2,385,000

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:

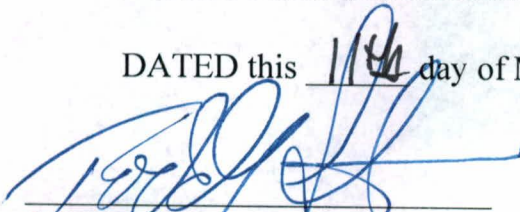
Land	\$ 571,489
Improvements	\$ 1,593,511
Total	\$ 2,165,000

6. The valuation, as established above, shall be binding only with respect to tax year 2007 and 2008.

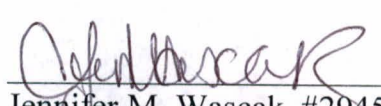
7. Brief narrative as to why the reduction was made: Reduction to market value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 2, 2009 at 8:30 A.M., be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

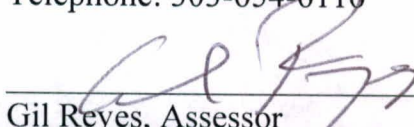
DATED this 11th day of May, 2009.



Stevens & Associates, Inc.  
Todd J. Stevens  
640 Plaza Dr., 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

Docket Numbers: 48634 and 50772