

|  |                             |
|--|-----------------------------|
| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203               | <b>Docket Number: 51565</b> |
| Petitioner:<br><b>ZAYAC PROPERTIES PEARL LLLP,</b><br><br>v.<br><br>Respondent:<br><b>ADAMS COUNTY BOARD OF<br/>COMMISSIONERS.</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.: R0031078**  
  
**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:  
  

**Total Value:            \$141,042**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2006 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 8th day of December 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.

*Melissa Nord*

Melissa Nord

*Debra A. Baumbach*

Debra A. Baumbach

|  |   |
|--|---|
| <b>BOARD OF ASSESSMENT APPEALS,</b><br><b>State of Colorado</b><br>1313 Sherman Street, Room 315<br>Denver, CO 80203   |   |
| <b>Petitioner:</b><br>ZAYAC PROPERTIES PEARL LLLP<br><br><b>Respondent:</b><br>ADAMS COUNTY BOARD OF<br>EQUALIZATION.  | <p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p> <hr/> Docket Number: 51565<br>County Schedule Number:<br>R0031078  |
| HAL B. WARREN, #13515<br>ADAMS COUNTY ATTORNEY<br>Jennifer M. Wascak, #29457<br>Deputy County Attorney<br>450 South 4 <sup>th</sup> Avenue<br>Brighton, CO 80601<br>Telephone: 303-654-6116<br>Fax: 303-654-6114 | <div style="writing-mode: vertical-rl; transform: rotate(180deg); position: absolute; right: 0; top: 50%; font-size: small;">         2009 NOV 25 PM 2:03<br/>         SUPERIOR COURT<br/>         OF ADAMS COUNTY       </div> |
| <b>STIPULATION (As to Tax Year 2006 Actual Value)</b>  |   |

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2006 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: 11416 Pearl St.
2. The subject property is classified as Commercial property (Car Wash).
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2006:

|              |    |         |
|--------------|----|---------|
| Land         | \$ | 67,488  |
| Improvements | \$ | 176,112 |
| Total        | \$ | 243,600 |

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

|              |    |         |
|--------------|----|---------|
| Land         | \$ | 67,488  |
| Improvements | \$ | 176,112 |
| Total        | \$ | 243,600 |

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2006 for the subject property:


|              |    |         |
|--------------|----|---------|
| Land         | \$ | 67,488  |
| Improvements | \$ | 73,554  |
| Total        | \$ | 141,042 |

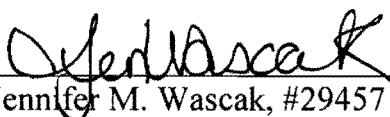
6. The valuation, as established above, shall be binding only with respect to tax year 2006.

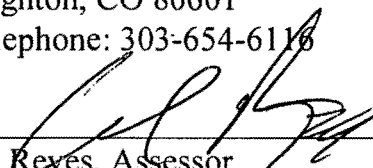
7. Brief narrative as to why the reduction was made: Reduction to market value using cost approach due to age and market.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 1, 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 19th day of November, 2009.

  
\_\_\_\_\_  
John Zayac  
Zayac Properties, Inc.  
6455 S. Yosemite St., Penthouse  
Greenwood Village, CO 80111

  
\_\_\_\_\_  
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 Number: 51565