

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 53408</b>
Petitioner: <b>BEHNAM &amp; MINOO BAKHTIARY 75% &amp; MOORE PIERRETTE 25%,</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.: R0092258+1**

**Category: Valuation      Property Type: Industrial**
  
2. Petitioner is protesting the 2009 actual value of the subject property.
  
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:  

**Total Value:            \$820,000**

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

**ORDER:**

Respondent is ordered to reduce the 2009 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 September 2010.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

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

*CM*

Cara McKeller



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

**Petitioner:**  
BEHNAM & MINOO BAKHTIARY 75%  
& MOORE PIERRETTE 25%  
**Respondent:**  
ADAMS COUNTY BOARD OF  
EQUALIZATION.

HAL B. WARREN, #13515  
ADAMS COUNTY ATTORNEY  
Jennifer Wascak, #29457  
Deputy County Attorney  
450 South 4<sup>th</sup> Avenue  
Brighton, CO 80601  
Telephone: 303-654-6116  
Fax: 303-654-6114

2010 SEP 27 11:31 AM

▲ COURT USE ONLY ▲

Docket Number: 53408  
Multiple County Schedule  
Numbers: (As set forth in  
Attachment A)

**STIPULATION (As to Tax Year 2009 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on Attachment A to this Stipulation.
2. The subject properties are classified as commercial property.
3. Attachment A reflects the actual values of the subject property, as assigned by the Adams County Board of Equalization for tax year 2009.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2009 actual values of the subject properties, as shown on Attachment A.

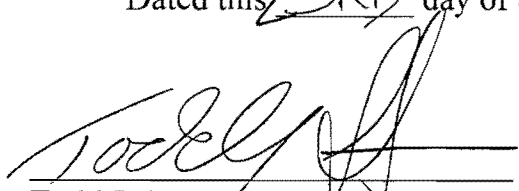
**Total 2009 Proposed Value: \$820,000  
(Referenced in Attachment A)**

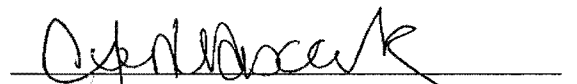
5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2009.

6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 13, 2010 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

Dated this 23RD day of September, 2010.

  
\_\_\_\_\_  
Todd J. Stevens  
Stevens & Associates, Inc.  
9800 Mt. Pyramid Court, Suite 220  
Englewood, CO 80110  
303-347-1878

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

  
\_\_\_\_\_  
Gil Reyes, Assessor  
450 S. 4th Avenue  
Brighton, CO 80601  
Telephone: 303-654-6038

Docket Number: 53408

ATTACHMENT A

**Parcel Number: 01823-17-1-00-013**

**Account Number: R0092259**

Old Value:

Land:	\$ 242,015
Improvements:	\$ 542,985
Total:	\$ 785,000

New Value:

Land:	\$ 242,015
Improvements:	\$ 502,985
Total:	\$ 745,000

**Parcel Number: 01823-17-1-00-013**

**Account Number: R0092258**

Old Value:

Land:	\$ 75,000
Improvements:	\$ 0
Total:	\$ 75,000

New Value:

Land:	\$ 75,000
Improvements:	\$ 0
Total:	\$ 75,000

**TOTAL NEW VALUE OF PARCELS = \$820,000**