

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 8th day of March 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

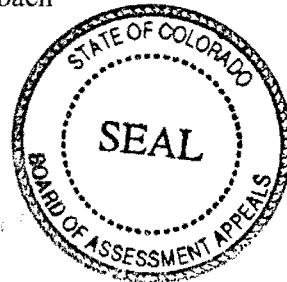
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2011 MAR -7 AM 8:25
Petitioner: STEPHEN JOHN JOPKINS II, LLC. Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS.	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: 56260 County Schedule Number: R0059560
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Jennifer M. Wascak, #29457 Deputy County Attorney 4430 S. Adams County Parkway 5 th Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	
STIPULATION (As to Abatement/Refund for Tax Year 2009)	

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(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
 8455 Umatilla Street
 Federal Heights, CO
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 2009:

Land	\$ 133,290
Improvements	\$ 512,710
Total	\$ 646,000

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

Land	\$ 133,290
Improvements	\$ 512,710
Total	\$ 646,000

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax year 2009 actual value for the subject property:

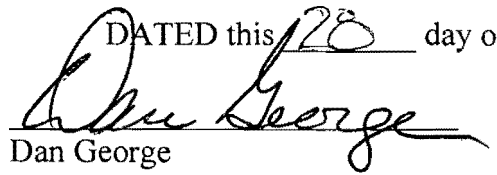
Land	\$ 133,290
Improvements	\$ 472,710
Total	\$ 606,000

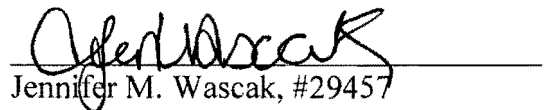
6. The valuation, as established above, shall be binding only with respect to tax year 2009.

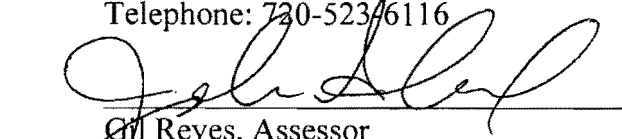
7. Brief narrative as to why the reduction was made: reduction to market value. Actual lease supports a adjustment in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on _____, 2010 at 8:30 a.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals x (check if appropriate).

DATED this 28 day of February, 2011.


Dan George
1st Net Real Estate Services, Inc.
3333 S. Wadsworth Blvd., Suite 200
Lakewood, CO 80227
Telephone: 720-962-5750


Jennifer M. Wascak, #29457
Deputy County Attorney for Respondent
4430 S. Adams County Parkway
Suite C5000B
Brighton, CO 80601
Telephone: 720-523-6116


Gil Reyes, Assessor
4430 S. Adams County Parkway
Suite C2100
Brighton, CO 80601
Telephone: 720-523-6038

Docket Number: 56260