

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 58066</b>
Petitioner: <b>THE LACROIX, LLC/68% AND QUEBEC RIVERDALE, LLC/32%,</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.: R176127+301**

**Category: Valuation      Property Type: Vacant Land**
  
2. Petitioner is protesting the 2011 actual value of the subject property.
  
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:  

**Total Value:            \$28,334**

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

**ORDER:**

Respondent is ordered to reduce the 2011 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 15th day of June 2012.

**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

*CM*  
\_\_\_\_\_  
Cara McKeller



<b>BOARD OF ASSESSMENT APPEALS,</b> <b>State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	<p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p> <hr/> Docket Number: 58066 Multiple County Account Numbers: (As set forth in Attachment A)
<b>Petitioner:</b> THE LACROIX, LLC/68% & QUEBEC RIVERDALE, LLC /32%	
<b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.  JENNIFER M. WASCAK, #29457 ADAMS COUNTY ATTORNEY Doug Edelstein, #24542 Assistant County Attorney 4430 S. Adams County Parkway 5 <sup>th</sup> Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	
<b>STIPULATION (As to Tax Year 2011 Actual Value)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2011 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 vacant residential land.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2011.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2011 actual values of the subject properties, as shown on Attachment A.

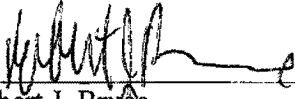
**Total 2011 Proposed Value: \$28,334**  
**(Referenced in Attachment A)**

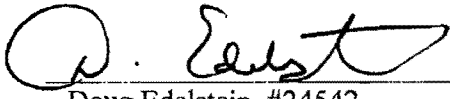
5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2011.

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

7. Both parties agree that the show cause hearing scheduled before the Board of Assessment Appeals on June 15, 2012, be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

Dated this \_\_\_\_ day of June, 2012.

  
\_\_\_\_\_  
Robert J. Bruce  
Lawlis & Bruce, LLC.  
1875 Lawrence Street, Suite 750  
Denver, CO 80202  
Telephone: 303-573-5498

  
\_\_\_\_\_  
Doug Edelstein, #24542  
Assistant 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: 58066

**Total 2011 Proposed Value: \$28,334**  
**(Referenced in Attachment A)**

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2011.

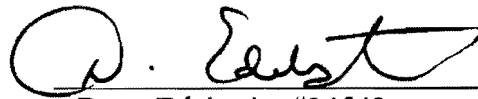
6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the show cause hearing scheduled before the Board of Assessment Appeals on June 15, 2012, be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

Dated this 15<sup>th</sup> day of June, 2012.

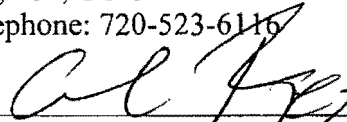
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Robert J. Bruce  
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Gil Reyes, Assessor  
4430 S. Adams County Parkway  
Suite C2100  
Brighton, CO 80601  
Telephone: 720-523-6038

Docket Number: 58066

**Exhibit A**  
**Docket # 58066**

<u>Schedule #</u>	<u>Original 2011 Assessor Value</u>	<u>Petitioner's Requested 2011 Value</u>	<u>2011 Stipulated Value</u>
R0176428	\$30	\$30	\$30
R0176270	\$3,000	\$100	\$100
R0176271	\$3,000	\$100	\$100
R0176272	\$3,000	\$100	\$100
R0176273	\$3,000	\$100	\$100
R0176274	\$3,000	\$100	\$100
R0176275	\$3,000	\$100	\$100
R0176276	\$3,000	\$100	\$100
R0176277	\$3,000	\$100	\$100
R0176278	\$3,000	\$100	\$100
R0176279	\$3,000	\$100	\$100
R0176281	\$3,000	\$100	\$100
R0176282	\$3,000	\$100	\$100
R0176283	\$3,000	\$100	\$100
R0176284	\$3,000	\$100	\$100
R0176285	\$3,000	\$100	\$100
R0176286	\$3,000	\$100	\$100
R0176287	\$3,000	\$100	\$100
R0176288	\$3,000	\$100	\$100
R0176289	\$3,000	\$100	\$100
R0176290	\$3,000	\$100	\$100
R0176291	\$3,000	\$100	\$100
R0176292	\$3,000	\$100	\$100
R0176293	\$3,000	\$100	\$100
R0176295	\$3,000	\$100	\$100
R0176296	\$3,000	\$100	\$100
R0176297	\$3,000	\$100	\$100
R0176298	\$3,000	\$100	\$100
R0176299	\$3,000	\$100	\$100
R0176300	\$3,000	\$100	\$100
R0176301	\$3,000	\$100	\$100
R0176302	\$3,000	\$100	\$100
R0176303	\$3,000	\$100	\$100
R0176304	\$3,000	\$100	\$100
R0176305	\$3,000	\$100	\$100
R0176307	\$3,000	\$100	\$100
R0176308	\$3,000	\$100	\$100
R0176309	\$3,000	\$100	\$100
R0176310	\$3,000	\$100	\$100
R0176311	\$3,000	\$100	\$100
	\$117,030	\$3,930	\$3,930

*Continued*

<u>Schedule #</u>	<u>Original 2011 Assessor Value</u>	<u>Petitioner's Requested 2011 Value</u>	<u>2011 Stipulated Value</u>
R0176312	\$3,000	\$100	\$100
R0176313	\$3,000	\$100	\$100
R0176314	\$3,000	\$100	\$100
R0176315	\$300	\$10	\$10
R0176316	\$3,000	\$100	\$100
R0176318	\$3,000	\$100	\$100
R0176319	\$3,000	\$100	\$100
R0176320	\$3,000	\$100	\$100
R0176321	\$3,000	\$100	\$100
R0176322	\$3,000	\$100	\$100
R0176323	\$3,000	\$100	\$100
R0176324	\$3,000	\$100	\$100
R0176325	\$3,000	\$100	\$100
R0176326	\$3,000	\$100	\$100
R0176327	\$3,000	\$100	\$100
R0176328	\$3,000	\$100	\$100
R0176329	\$3,000	\$100	\$100
R0176330	\$3,000	\$100	\$100
R0176332	\$3,000	\$100	\$100
R0176333	\$3,000	\$100	\$100
R0176334	\$3,000	\$100	\$100
R0176127	\$3,000	\$100	\$100
R0176128	\$3,000	\$100	\$100
R0176129	\$3,000	\$100	\$100
R0176130	\$3,000	\$100	\$100
R0176131	\$3,000	\$100	\$100
R0176132	\$3,000	\$100	\$100
R0176133	\$3,000	\$100	\$100
R0176134	\$3,000	\$100	\$100
R0176135	\$3,000	\$100	\$100
R0176136	\$3,000	\$100	\$100
R0176138	\$3,000	\$100	\$100
R0176139	\$3,000	\$100	\$100
R0176335	\$3,000	\$100	\$100
R0176336	\$3,000	\$100	\$100
R0176337	\$3,000	\$100	\$100
R0176338	\$3,000	\$100	\$100
R0176339	\$3,000	\$100	\$100
R0176340	\$3,000	\$100	\$100
R0176341	\$3,000	\$100	\$100
	\$117,300	\$3,910	\$3,910

*Continued*

<u>Schedule #</u>	<u>Original 2011 Assessor Value</u>	<u>Petitioner's Requested 2011 Value</u>	<u>2011 Stipulated Value</u>
R0176342	\$3,000	\$100	\$100
R0176343	\$3,000	\$100	\$100
R0176345	\$3,000	\$100	\$100
R0176346	\$3,000	\$100	\$100
R0176347	\$3,000	\$100	\$100
R0176140	\$3,000	\$100	\$100
R0176141	\$3,000	\$100	\$100
R0176142	\$3,000	\$100	\$100
R0176143	\$3,000	\$100	\$100
R0176144	\$3,000	\$100	\$100
R0176145	\$3,000	\$100	\$100
R0176146	\$3,000	\$100	\$100
R0176147	\$3,000	\$100	\$100
R0176148	\$3,000	\$100	\$100
R0176149	\$3,000	\$100	\$100
R0176151	\$3,000	\$100	\$100
R0176152	\$3,000	\$100	\$100
R0176348	\$3,000	\$100	\$100
R0176349	\$3,000	\$100	\$100
R0176350	\$3,000	\$100	\$100
R0176351	\$3,000	\$100	\$100
R0176352	\$3,000	\$100	\$100
R0176353	\$3,000	\$100	\$100
R0176354	\$3,000	\$100	\$100
R0176355	\$3,000	\$100	\$100
R0176356	\$3,000	\$100	\$100
R0176357	\$3,000	\$100	\$100
R0176359	\$3,000	\$100	\$100
R0176360	\$3,000	\$100	\$100
R0176153	\$3,000	\$100	\$100
R0176154	\$3,000	\$100	\$100
R0176155	\$3,000	\$100	\$100
R0176156	\$3,000	\$100	\$100
R0176157	\$3,000	\$100	\$100
R0176158	\$3,000	\$100	\$100
R0176159	\$3,000	\$100	\$100
R0176161	\$3,000	\$100	\$100
R0176162	\$3,000	\$100	\$100
R0176164	\$3,000	\$100	\$100
	\$117,000	\$3,900	\$3,900

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<u>Schedule #</u>	<u>Original 2011 Assessor Value</u>	<u>Petitioner's Requested 2011 Value</u>	<u>2011 Stipulated Value</u>
R0176165	\$3,000	\$100	\$100
R0176361	\$3,000	\$100	\$100
R0176362	\$3,000	\$100	\$100
R0176363	\$3,000	\$100	\$100
R0176364	\$3,000	\$100	\$100
R0176365	\$3,000	\$100	\$100
R0176366	\$3,000	\$100	\$100
R0176367	\$3,000	\$100	\$100
R0176368	\$3,000	\$100	\$100
R0176369	\$3,000	\$100	\$100
R0176370	\$3,000	\$100	\$100
R0176372	\$3,000	\$100	\$100
R0176373	\$3,000	\$100	\$100
R0176166	\$3,000	\$100	\$100
R0176167	\$3,000	\$100	\$100
R0176168	\$3,000	\$100	\$100
R0176169	\$3,000	\$100	\$100
R0176170	\$3,000	\$100	\$100
R0176171	\$3,000	\$100	\$100
R0176172	\$3,000	\$100	\$100
R0176173	\$3,000	\$100	\$100
R0176174	\$3,000	\$100	\$100
R0176176	\$3,000	\$100	\$100
R0176177	\$3,000	\$100	\$100
R0176178	\$3,000	\$100	\$100
R0176374	\$3,000	\$100	\$100
R0176375	\$3,000	\$100	\$100
R0176376	\$3,000	\$100	\$100
R0176377	\$3,000	\$100	\$100
R0176378	\$3,000	\$100	\$100
R0176379	\$3,000	\$100	\$100
R0176380	\$3,000	\$100	\$100
R0176382	\$3,000	\$100	\$100
R0176383	\$300	\$10	\$10
R0176384	\$300	\$10	\$10
R0176385	\$300	\$10	\$10
R0176386	\$300	\$10	\$10
R0176179	\$3,000	\$100	\$100
R0176180	\$3,000	\$100	\$100
R0176181	\$3,000	\$100	\$100
	\$109,200	\$3,640	\$3,640

*Continued*

<u>Schedule #</u>	<u>Original 2011 Assessor Value</u>	<u>Petitioner's Requested 2011 Value</u>	<u>2011 Stipulated Value</u>
R0176182	\$3,000	\$100	\$100
R0176183	\$3,000	\$100	\$100
R0176184	\$3,000	\$100	\$100
R0176185	\$3,000	\$100	\$100
R0176186	\$3,000	\$100	\$100
R0176187	\$3,000	\$100	\$100
R0176188	\$3,000	\$100	\$100
R0176190	\$3,000	\$100	\$100
R0176191	\$3,000	\$100	\$100
R0176387	\$3,000	\$100	\$100
R0176388	\$3,000	\$100	\$100
R0176389	\$3,000	\$100	\$100
R0176390	\$3,000	\$100	\$100
R0176391	\$3,000	\$100	\$100
R0176392	\$3,000	\$100	\$100
R0176393	\$3,000	\$100	\$100
R0176394	\$3,000	\$100	\$100
R0176395	\$3,000	\$100	\$100
R0176397	\$3,000	\$100	\$100
R0176398	\$3,000	\$100	\$100
R0176399	\$3,000	\$100	\$100
R0176192	\$3,000	\$100	\$100
R0176193	\$3,000	\$100	\$100
R0176194	\$3,000	\$100	\$100
R0176195	\$3,000	\$100	\$100
R0176196	\$3,000	\$100	\$100
R0176197	\$3,000	\$100	\$100
R0176198	\$3,000	\$100	\$100
R0176199	\$3,000	\$100	\$100
R0176200	\$3,000	\$100	\$100
R0176201	\$3,000	\$100	\$100
R0176203	\$3,000	\$100	\$100
R0176204	\$3,000	\$100	\$100
R0176400	\$3,000	\$100	\$100
R0176401	\$3,000	\$100	\$100
R0176402	\$3,000	\$100	\$100
R0176403	\$3,000	\$100	\$100
R0176404	\$3,000	\$100	\$100
R0176405	\$3,000	\$100	\$100
R0176406	\$3,000	\$100	\$100
	\$120,000	\$4,000	\$4,000

*Continued*

<u>Schedule #</u>	<u>Original 2011 Assessor Value</u>	<u>Petitioner's Requested 2011 Value</u>	<u>2011 Stipulated Value</u>
R0176407	\$300	\$10	\$10
R0176409	\$3,000	\$100	\$100
R0176410	\$3,000	\$100	\$100
R0176411	\$30	\$30	\$30
R0176412	\$16	\$16	\$16
R0176205	\$3,000	\$100	\$100
R0176206	\$3,000	\$100	\$100
R0176207	\$3,000	\$100	\$100
R0176208	\$3,000	\$100	\$100
R0176209	\$3,000	\$100	\$100
R0176210	\$3,000	\$100	\$100
R0176211	\$3,000	\$100	\$100
R0176212	\$3,000	\$100	\$100
R0176213	\$3,000	\$100	\$100
R0176214	\$3,000	\$100	\$100
R0176216	\$3,000	\$100	\$100
R0176217	\$3,000	\$100	\$100
R0176413	\$42	\$42	\$42
R0176414	\$36	\$36	\$36
R0176415	\$30	\$30	\$30
R0176416	\$30	\$30	\$30
R0176417	\$30	\$30	\$30
R0176418	\$30	\$30	\$30
R0176420	\$30	\$30	\$30
R0176421	\$30	\$30	\$30
R0176422	\$30	\$30	\$30
R0176423	\$30	\$30	\$30
R0176424	\$30	\$30	\$30
R0176425	\$30	\$30	\$30
R0176218	\$3,000	\$100	\$100
R0176219	\$3,000	\$100	\$100
R0176220	\$3,000	\$100	\$100
R0176221	\$3,000	\$100	\$100
R0176222	\$3,000	\$100	\$100
R0176223	\$3,000	\$100	\$100
R0176224	\$3,000	\$100	\$100
R0176225	\$3,000	\$100	\$100
R0176226	\$3,000	\$100	\$100
R0176227	\$3,000	\$100	\$100
R0176229	\$3,000	\$100	\$100
	\$75,724	\$2,934	\$2,934

*Continued*

<u>Schedule #</u>	<u>Original 2011 Assessor Value</u>	<u>Petitioner's Requested 2011 Value</u>	<u>2011 Stipulated Value</u>
R0176230	\$3,000	\$100	\$100
R0176426	\$30	\$30	\$30
R0176427	\$30	\$30	\$30
R0176429	\$30	\$30	\$30
R0176231	\$3,000	\$100	\$100
R0176232	\$3,000	\$100	\$100
R0176233	\$3,000	\$100	\$100
R0176234	\$3,000	\$100	\$100
R0176235	\$3,000	\$100	\$100
R0176236	\$3,000	\$100	\$100
R0176237	\$3,000	\$100	\$100
R0176238	\$3,000	\$100	\$100
R0176239	\$3,000	\$100	\$100
R0176241	\$3,000	\$100	\$100
R0176242	\$3,000	\$100	\$100
R0176243	\$3,000	\$100	\$100
R0176244	\$3,000	\$100	\$100
R0176245	\$3,000	\$100	\$100
R0176246	\$3,000	\$100	\$100
R0176247	\$3,000	\$100	\$100
R0176248	\$3,000	\$100	\$100
R0176249	\$3,000	\$100	\$100
R0176250	\$3,000	\$100	\$100
R0176251	\$3,000	\$100	\$100
R0176252	\$3,000	\$100	\$100
R0176253	\$3,000	\$100	\$100
R0176255	\$3,000	\$100	\$100
R0176256	\$3,000	\$100	\$100
R0176257	\$3,000	\$100	\$100
R0176258	\$3,000	\$100	\$100
R0176259	\$3,000	\$100	\$100
R0176260	\$3,000	\$100	\$100
R0176261	\$3,000	\$100	\$100
R0176262	\$3,000	\$100	\$100
R0176263	\$3,000	\$100	\$100
R0176264	\$3,000	\$100	\$100
R0176265	\$3,000	\$100	\$100
R0176266	\$3,000	\$100	\$100
R0176268	\$3,000	\$100	\$100
R0176269	\$3,000	\$100	\$100
	\$111,090	\$3,790	\$3,790

*Continued*

<u>Schedule #</u>	<u>Original 2011 Assessor Value</u>	<u>Petitioner's Requested 2011 Value</u>	<u>2011 Stipulated Value</u>
R0176294	\$3,000	\$100	\$100
R0176306	\$3,000	\$100	\$100
R0176317	\$3,000	\$100	\$100
R0176331	\$3,000	\$100	\$100
R0176137	\$3,000	\$100	\$100
R0176344	\$3,000	\$100	\$100
R0176150	\$3,000	\$100	\$100
R0176358	\$3,000	\$100	\$100
R0176163	\$3,000	\$100	\$100
R0176371	\$3,000	\$100	\$100
R0176175	\$3,000	\$100	\$100
R0176381	\$3,000	\$100	\$100
R0176189	\$3,000	\$100	\$100
R0176396	\$3,000	\$100	\$100
R0176202	\$3,000	\$100	\$100
R0176408	\$3,000	\$100	\$100
R0176215	\$3,000	\$100	\$100
R0176228	\$3,000	\$100	\$100
R0176240	\$3,000	\$100	\$100
R0176254	\$3,000	\$100	\$100
R0176267	\$3,000	\$100	\$100
R0176419	\$30	\$30	\$30
R0176280	\$3,000	\$100	\$100
	\$204,120	\$2,230	\$2,230
<b><u>TOTAL</u></b>	<b>\$971,464</b>	<b>\$28,334</b>	<b>\$28,334</b>

\*Petitioner requested prior 2010 value, all values adjusted to 2010 value\*