

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58463
Petitioner: US WESTERN INVESTMENT LLC, v. Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: R0062913+2

Category: Valuation Property Type: Commercial Real
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: \$1,770,000

(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 5th day of June 2012.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

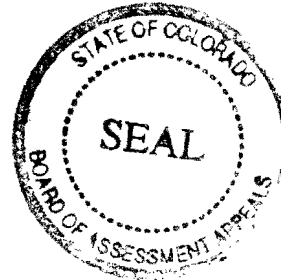
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: 58463 Multiple County Account Numbers: (As set forth in Attachment A)
Petitioner: US WESTERN INVESTMENT LLC Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Doug Edelstein, #24542 Assistant 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 Tax Year 2011 Actual Value)	

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 commercial properties.
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.

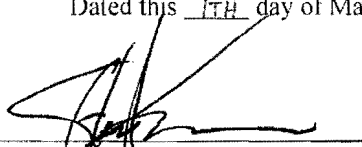
Total 2011 Proposed Value: \$1,770,000
(Referenced in Attachment A)

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

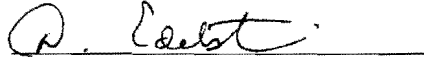
6. Brief narrative as to why the reductions were made: More consideration was given to the subject's base year appraisal and base year sales price. Both of these items were provided by the petitioner.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 9, 2012 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).


Dated this 7TH day of May, 2012.



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Docket Number: 58463

ATTACHMENT A

Account Number: R0062913

Old Value:
Land: \$283,185
Improvements: \$416,815
Total: \$700,000
New Value:
Land: \$283,185
Improvements: \$309,305
Total: \$592,490

Account Number: R0062914

Old Value:
Land: \$108,065
Improvements: \$126,935
Total: \$235,000
New Value:
Land: \$108,065
Improvements: \$126,935
Total: \$235,000

Account Number: ~~R0062935~~ R0062934 

Old Value:
Land: \$465,820
Improvements: \$684,180
Total: \$1,150,000
New Value:
Land: \$465,820
Improvements: \$476,690
Total: \$942,510

TOTAL NEW VALUE OF ACCOUNTS = \$1,770,000