

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 59814
Petitioner: STERLING-THORNTON CO LLC, v. Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS.	
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.: R0124482

Category: Abatement Property Type: Commercial Real

2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

Total Value: \$1,800,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2008 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 19th day of October 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



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	STATE OF COLORADO BO OF ASSESSMENT APPEALS 2012 OCT 15 AM 8:06
Petitioner: STERLING-THORNTON CO LLC Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS.	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: 59814 County Schedule Number: R0124482
JENNIFER M. WASCAK, #29457 ADAMS COUNTY ATTORNEY Nathan J. Lucero, #33908 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 Abatement/Refund for Tax Year 2008)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2008 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:
 631 E. 120th Avenue, Thornton, CO
 Parcel: 0157334402001
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 2008:

Land	\$ 628,084
Improvements	\$ 2,043,551
Total	\$ 2,671,635

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

Land	\$ 628,084
Improvements	\$ 2,043,551
Total	\$ 2,671,635

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

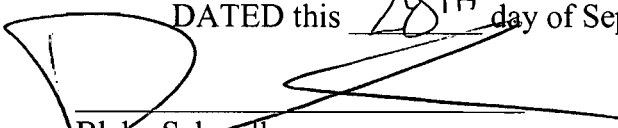
Land	\$ 628,084
Improvements	\$ 1,171,916
Total	\$ 1,800,000

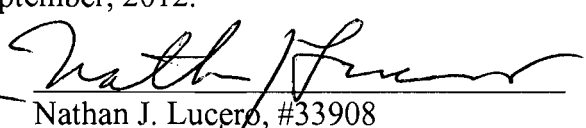
6. The valuation, as established above, shall be binding only with respect to tax year 2008.

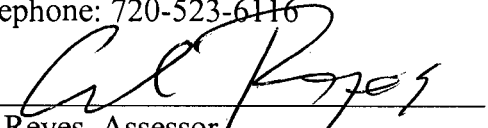
7. Brief narrative as to why the reduction was made: more consideration was made to the cost approach and the rent rates of similar properties.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 10, 2012 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 28TH day of September, 2012.


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Docket Number: 59814