

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 60708
Petitioner: WELBY GARDENS CO., 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.: 0182502304011

Category: Abatement Property Type: Agricultural
2. Petitioner is protesting the 09-10 actual value of the subject property.
3. The parties agreed that the 09-10 actual value of the subject property should be reduced to:

Total Value: \$311,829
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 09-10 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 February 2013.

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	2013 JAN 30 PM 3:56
Petitioner: WELBY GARDENS CO.	▲ COURT USE ONLY ▲ Docket Number: 60708 County Schedule Number: R0115906
Respondent: ADAMS COUNTY BOARD OF COMISSIONERS.	
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 Tax Year 2009-2010 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009-2010 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 property subject to this Stipulation is described as:
6700 Washington Street, Denver, CO
Parcel: 0182502304011
2. The subject property is classified as an agricultural property.
3. Attachment A reflects the actual values of the subject property, as assigned by the Adams County Board of Equalization for tax year 2009-2010.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2009-2010 actual value of the subject property, as shown on Attachment A.

Total 2009-2010 Proposed Value: \$311,829
(Referenced in Attachment A)

5. The valuation, as established on Attachment A, shall be binding with respect to only tax year 2009-2010.

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

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 28 , 2013 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

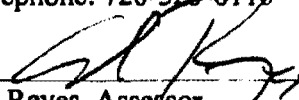
Dated this 29th day of January, 2013.



William A. McLain
Higgins, Hopkins, McLain
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Telephone: 720-523-6038

Docket Number: 60708

ATTACHMENT A

Account Number: R0115906

Old Value:

Land:	\$331,575
Improvements:	\$560,943
Total:	\$892,518

New Value:

Land:	\$88,420
Improvements:	\$223,409
Total:	\$311,829

TOTAL NEW VALUE OF ACCOUNT = \$311,829