

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 62402**

Petitioner:

**104TH RETAIL DEVELOPMENT PARTNERS,  
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.: R0173803+5**

**Category: Valuation      Property Type: Vacant Land**

2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

**Total Value:            \$858,393**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2013 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 10th day of December 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.

*Cara McKeller*

\_\_\_\_\_  
Cara McKeller

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach



2013 DEC -9 AM 9:16

**BOARD OF ASSESSMENT APPEALS,**  
**State of Colorado**  
1313 Sherman Street, Room 315  
Denver, CO 80203

**Petitioner:**  
104TH RETAIL DEVELOPMENT PARTNERS, LLC.

**Respondent:**  
ADAMS COUNTY BOARD OF  
EQUALIZATION.

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**▲ COURT USE ONLY ▲**

Docket Number: 62402  
Multiple County Account  
Numbers: (As set forth in  
Attachment A)

**STIPULATION (As to Tax Year 2013 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2013 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 the Attachments to this Stipulation.
2. The subject properties are classified as vacant land properties.
3. Attachments A and B reflects the actual values of the subject properties, as assigned by the Adams County Assessor and the Adams County Board of Equalization for tax year 2013.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2013 actual values of the subject properties, as shown on Attachment C.

**Total 2013 Proposed Value:      \$858,393**  
**(Referenced in Attachment A)**

5. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2013.

6. Brief narrative as to why the reductions were made: The absorption period was adjusted to an absorption period based on the actual sales data within the subdivision.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 6, 2013 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_ (check if appropriate).

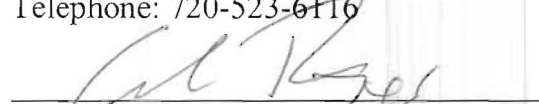
Dated this 3<sup>rd</sup> day of ~~November~~ December, 2013.



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Suite C2100  
Brighton, CO 80601  
Telephone: 720-523-6038

Docket Number: 62402

# ATTACHMENT A

Actual Values as assigned by the Assessor

Docket Number 62402

Schedule Number	Land Value	Improvement Value	Total Actual Value
R0173803	\$ 138,330 .00	\$ .00	\$ 138,330 .00
R0173805	\$ 141,560 .00	\$ .00	\$ 141,560 .00
R0173806	\$ 121,093 .00	\$ .00	\$ 121,093 .00
R0180289	\$ 315,510 .00	\$ .00	\$ 315,510 .00
R0180291	\$ 93,266 .00	\$ .00	\$ 93,266 .00
R0173810	\$ 130,371 .00	\$ .00	\$ 130,371 .00
	\$ .00	\$ .00	\$ 0 .00
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	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
<b>TOTAL:</b>	\$ 940,130 .00	\$ 0 .00	\$ 940,130 .00

**ATTACHMENT B**

Actual Values as assigned by the County Board of Commissioners after a timely appeal

Docket Number 62402

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R0173803	\$ 138,330 .00	\$ .00	\$ 138,330 .00
R0173805	\$ 141,560 .00	\$ .00	\$ 141,560 .00
R0173806	\$ 121,093 .00	\$ .00	\$ 121,093 .00
R0180289	\$ 315,510 .00	\$ .00	\$ 315,510 .00
R0180291	\$ 93,266 .00	\$ .00	\$ 93,266 .00
R0173810	\$ 130,371 .00	\$ .00	\$ 130,371 .00
	\$ .00	\$ .00	\$ 0 .00
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	\$ .00	\$ .00	\$ 0 .00
<b>TOTAL:</b>	\$ 940,130 .00	\$ 0 .00	\$ 940,130 .00

**ATTACHMENT C**  
**Actual Values as agreed to by all Parties**

Docket Number 62402

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R0173803	\$ 126,304 .00	\$ .00	\$ 126,304 .00
R0173805	\$ 129,252 .00	\$ .00	\$ 129,252 .00
R0173806	\$ 110,565 .00	\$ .00	\$ 110,565 .00
R0180289	\$ 288,078 .00	\$ .00	\$ 288,078 .00
R0180291	\$ 85,157 .00	\$ .00	\$ 85,157 .00
R0173810	\$ 119,037 .00	\$ .00	\$ 119,037 .00
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	\$ .00	\$ 0 .00	\$ 0 .00
	\$ .00	\$ 0 .00	\$ 0 .00
<b>TOTAL:</b>	\$ 858,393 .00	\$ 0 .00	\$ 858,393 .00