

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62920
Petitioner: PARKWAY MARKET 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.: R0090837+3

Category: Valuation Property Type: Commercial Real
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: \$4,200,000
 (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 2nd day of July 2014.

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 BD OF ASSESSMENT APPEALS 2014 JUL -1 PM 12: 25 ▲ COURT USE ONLY ▲ Docket Number: 62920 Multiple County Account Numbers: (As set forth in Attachment A)
Petitioner: PARKWAY MARKET LLC Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
Doug Edelstein, #24542 Deputy Adams 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 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 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 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 A.

Total 2013 Proposed Value: \$4,200,000
(Referenced in Attachment A)

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

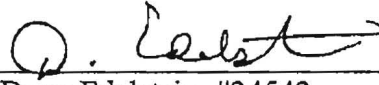
6. Brief narrative as to why the reductions were made: more consideration was made to implement the actual rent rates when valuing the subject property using the income approach.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 9, 2014 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

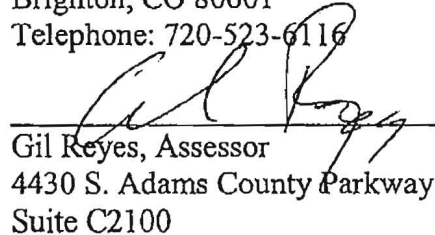
Dated this ____ day of _____, 2014.



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Docket Number: 62920

ATTACHMENT A

Account Number: R0090837

Original Value:	
Land:	\$346,790
Improvements:	\$163,914
Total:	\$510,704
Stipulated Value:	
Land:	\$346,790
Improvements:	\$144,647
Total:	\$491,437

Account Number: R0090839

Original Value:	
Land:	\$178,563
Improvements:	\$0
Total:	\$178,563
Stipulated Value:	
Land:	\$178,563
Improvements:	\$0
Total:	\$178,563

Account Number: R0090840

Original Value:	
Land:	\$5,000
Improvements:	\$0
Total:	\$5,000
Stipulated Value:	
Land:	\$5,000
Improvements:	\$0
Total:	\$5,000

Account Number: R0154999

Original Value:	
Land:	\$1,107,043
Improvements:	\$2,723,096
Total:	\$3,830,139
Stipulated Value:	
Land:	\$1,190,251
Improvements:	\$2,334,749
Total:	\$3,525,000

TOTAL NEW VALUE OF ACCOUNTS = \$4,200,000