

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 11th day of February 2014.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

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

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	<div style="text-align: right;"> <p>STATE OF COLORADO BOARD OF ASSESSMENT APPEALS</p> <p>2014 FEB 10 AM 9:18</p> </div> <p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: 63420 County Schedule Number: R0092644
Petitioner: 5870 LIMITED LIABILITY COMPANY Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
Nathan J. Lucero, #33908 Assistant 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(s) 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(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
 5850 E. 56th Avenue, Commerce City, CO
 Parcel: 0182317215009
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 2013:

Land	\$ 300,359
Improvements	\$ 1,725,164
Total	\$ 2,025,523

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

Land	\$ 300,359
Improvements	\$ 1,725,164
Total	\$ 2,025,523

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2013 for the subject property:

Land	\$ 300,359
Improvements	\$ 1,324,641
Total	\$ 1,625,000

6. The valuation, as established above, shall be binding only with respect to tax year 2013.

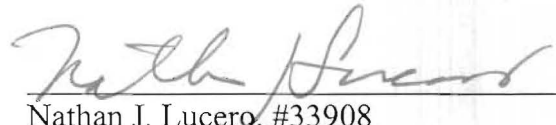
7. Brief narrative as to why the reduction was made: More consideration was made to value the subject using the income approach.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 3, 2014 at 8:30 a.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

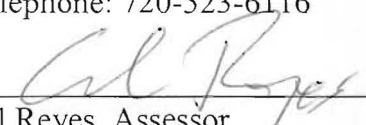
DATED this 9th day of February, 2014.



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