

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 63431</b>
Petitioner: <b>AURORA STEEL PROPERTIES LLC,</b>  v.  Respondent: <b>ADAMS COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0087496+1**  
  
**Category: Valuation      Property Type: Industrial**
  
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:            \$2,800,000**  
 (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 11th day of February 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*

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Debra A. Baumbach

*CM*  
\_\_\_\_\_  
Cara McKeller



<b>BOARD OF ASSESSMENT APPEALS,</b> <b>State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2014 FEB 10 AM 9:12  <b>▲ COURT USE ONLY ▲</b>  Docket Number: 63431 Multiple County Account Numbers: (As set forth in Attachment A)
<b>Petitioner:</b> AURORA STEEL PROPERTIES LLC  <b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	
Nathan J. Lucero, #33908 Assistant Adams County Attorney 4430 S. Adams County Parkway 5 <sup>th</sup> Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	
<b>STIPULATION (As to Tax Year 2013 Actual Value)</b>	

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:     \$2,800,000**  
**(Referenced in Attachment A)**

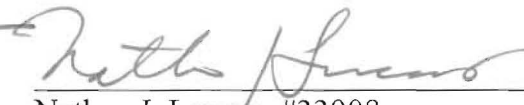
5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2013.

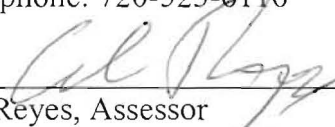
6. Brief narrative as to why the reductions were made: more consideration was made to value the subject using the income approach.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 3, 2014 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

Dated this 5 day of February, 2014.

  
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Gil Reyes, Assessor  
4430 S. Adams County Parkway  
Suite C2100  
Brighton, CO 80601  
Telephone: 720-523-6038

Docket Number: 63431

ATTACHMENT A

**Account Number: R0087496**

Original Value:	
Land:	\$614,196
Improvements:	\$1,985,804
Total:	\$2,600,000
Stipulated Value:	
Land:	\$614,196
Improvements:	\$1,571,608
Total:	\$2,185,804

**Account Number: R0087497**

Original Value:	
Land:	\$614,196
Improvements:	\$0
Total:	\$614,196
Stipulated Value:	
Land:	\$614,196
Improvements:	\$0
Total:	\$614,196

**TOTAL NEW VALUE OF ACCOUNTS = \$2,800,000**