

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64208
Petitioner: DUAL ENTERPRISES LLC, 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.: R0103522

Category: Abatement Property Type: Industrial
2. Petitioner is protesting the 11-12 actual value of the subject property.
3. The parties agreed that the 11-12 actual value of the subject property should be reduced to:

Total Value: \$1,942,617
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 11-12 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 17th day of September 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

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2014 SEP 10 AM 9:47 ▲ COURT USE ONLY ▲ Docket Number: 64208 County Schedule Number: R0103522
Petitioner: DUAL ENTERPRISES LLC Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS	
Kerri A. Booth, #42562 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 Abatement/Refund for Tax Year 2011-2012)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2011-2012 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:
 5901 Broadway Street, Denver, CO
 Parcel: 0182510301033
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 2011-2012:

Land	\$ See Attachment
Improvements	\$ See Attachment
Total	\$ See Attachment

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

Land	\$ See Attachment
Improvements	\$ See Attachment
Total	\$ See Attachment

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax year 2011-2012 actual value for the subject property:

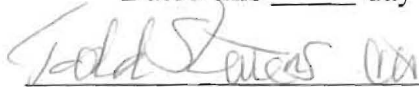
Land	\$ 257,995
Improvements	\$ 1,684,622
Total	\$ 1,942,617

6. The valuation, as established above, shall be binding only with respect to tax year 2011-2012.

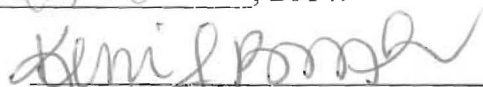
7. Brief narrative as to why the reduction was made: reduction to market value. Please see attachment for previous value break down, 2011 & 2012 had different values.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 16, 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).

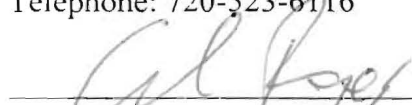
Dated this 8th day of September, 2014.



Todd J. Stevens
Stevens & Associates, Inc.
9635 Maroon Circle, Suite 450
Englewood, CO 80112
Telephone: 303-347-1878



Kerri A. Booth, #42562
Assistant Adams County Attorney
4430 S. Adams County Parkway
Suite C5000B
Brighton, CO 80601
Telephone: 720-523-6116



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

Docket Number: 64208

		2011	2012
original value:	land	\$257,995	\$257,995
	imps	\$1,757,056	\$1,985,767
	total	\$2,015,051	\$2,243,762
after cboe value:	land	\$257,995	\$257,995
	imps	\$1,757,056	\$1,769,005
	total	\$2,015,051	\$2,027,000
stipulated final value:	land	\$257,995	\$257,995
	imps	\$1,684,622	\$1,684,622
	total	\$1,942,617	\$1,942,617