

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64963
Petitioner: AIRPORT BLVD. AT 22ND ST. 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.: R0178214

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2014 actual value of the subject property.
3. The parties agreed that the 2014 actual value of the subject property should be reduced to:

Total Value: \$2,100,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2014 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 18th day of December 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

2014 DEC -9 AM 9:42

Petitioner:
AIRPORT BLVD. AT 22ND ST. LLC

Respondent:
ADAMS COUNTY BOARD OF EQUALIZATION.

▲ COURT USE ONLY ▲

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Docket Number: 64963
County Schedule Number:
R0178214

STIPULATION (As to Tax Year 2014 Actual Value)

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2014 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:
2170 Airport Blvd., Aurora, CO
Parcel: 0182133206004
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 2014:

Land	\$ 299,475
Improvements	\$ 2,070,520
Total	\$ 2,369,995

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

Land	\$ 299,475
Improvements	\$ 2,070,520
Total	\$ 2,369,995

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2014 for the subject property:

Land	\$ 299,475
Improvements	\$ 1,800,525
Total	\$ 2,100,000

6. The valuation, as established above, shall be binding only with respect to tax year 2014.


7. Brief narrative as to why the reduction was made: Subject property is a specialty use property (full service kennel). Projected lease rate indicates a small downward adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 10, 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).

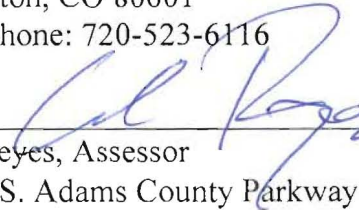
DATED this 2nd day of December, 2014.



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