

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 65629</b>
Petitioner: <b>CHAMPION BANK,</b>  v.  Respondent: <b>ADAMS COUNTY BOARD OF COMMISSIONERS.</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.: R0099634**

**Category: Abatement      Property Type: Commercial Real**
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:            \$1,050,000**

(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 1st day of April 2015.

**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.

*CM*

\_\_\_\_\_  
Cara McKeller



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BOARD OF ASSESSMENT APPEALS,  
State of Colorado  
1313 Sherman Street, Room 315  
Denver, CO 80203

**Petitioner:**  
CHAMPION BANK

**Respondent:**  
ADAMS COUNTY BOARD OF  
COMMISSIONERS

▲ COURT USE ONLY ▲

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Docket Number: 65629  
County Schedule Number:  
R0099634

**STIPULATION (As to Abatement/Refund for Tax Years 2011-2012)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 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:  
2401 W. 64th Avenue, Northglenn, CO  
Parcel: 0182504301003
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 years 2011-2012:

Land	\$ 726,406
Improvements	\$ 881,500
Total	\$ 1,607,906

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

Land	\$ 726,406
Improvements	\$ 881,500
Total	\$ 1,607,906

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

Land	\$ 726,406
Improvements	\$ 323,594
Total	\$ 1,050,000

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

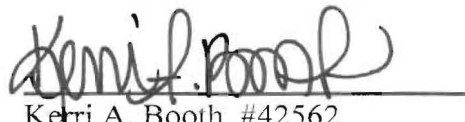
7. Brief narrative as to why the reduction was made: reduction to market value. The property suffers from excess physical and functional obsolescence.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 11, 2015, 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 17th day of march, 2015.



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