

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 65654
Petitioner: PARK CENTER LLC v. Respondent: ADAMS COUNTY BOARD OF COUNTY 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.: R0024106

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: \$2,575,000

(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 5th day of October 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.

Tisha Luna

Tisha Luna



STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2015 OCT -2 PM 3:04	
BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	▲ COURT USE ONLY ▲ Docket Number: 65654 County Schedule Number: R0024106
Petitioner: PARK CENTER 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:
 1301 W. 121st Avenue, Westminster, CO
 Parcel: 0157333008004
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	\$ 506,711
Improvements	\$ 2,273,644
Total	\$ 2,780,355

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

Land	\$ 506,711
Improvements	\$ 2,273,644
Total	\$ 2,780,355

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	\$ 506,711
Improvements	\$ 2,068,289
Total	\$ 2,575,000

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

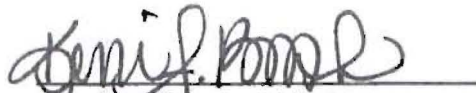
7. Brief narrative as to why the reduction was made: actual income and vacancy during the base period support a reduction.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 23, 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 3rd day of April, 2015.



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