

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 65770</b></p>
<p>Petitioner: <b>4D PROPERTIES</b></p> <p>v.</p> <p>Respondent: <b>ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS</b></p>	
<p><b>ORDER ON STIPULATION</b></p>	

**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.: R0116111**

**Category: Abatement      Property Type: Commercial**
2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:  
  

**Total Value:            \$1,100,000**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

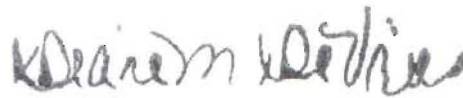
**ORDER:**

Respondent is ordered to reduce the 2012 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 8th day of October 2015.

**BOARD OF ASSESSMENT APPEALS**

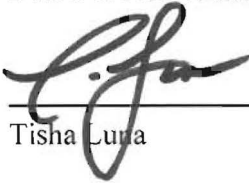


\_\_\_\_\_  
Diane M. DeVries



\_\_\_\_\_  
Debra A. Baumbach

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

  
\_\_\_\_\_  
Tisha Lura

BOARD OF ASSESSMENT APPEALS, COLORADO State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	2015 OCT -7 AM 9:56
<b>Petitioner:</b> 4D PROPERTIES  <b>Respondent:</b> ADAMS COUNTY BOARD OF COMMISSIONERS	<b>▲ COURT USE ONLY ▲</b>
Kerri A. Booth, #42562 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	Docket Number: 65770 County Schedule Number: R0116111
<b>STIPULATION (As to Abatement/Refund for Tax Year 2012)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 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:  
5420 Dahlia Street, Commerce City, CO 80022
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 2012:

Land	\$ 348,480.00
Improvements	<u>\$1,202,145.00</u>
Total	\$1,550,625.00

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

Land	\$ 348,480.00
Improvements	<u>\$1,202,145.00</u>
Total	\$1,550,625.00

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

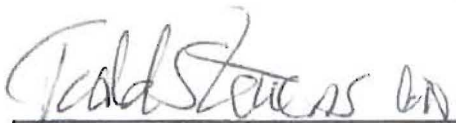
Land	\$ 348,480.00
Improvements	<u>\$ 751,520.00</u>
Total	\$1,100,000.00

6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year 2012 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

7. Brief narrative as to why the reduction was made: The market and income approaches to value support a value that is lower than the current assigned cost value.

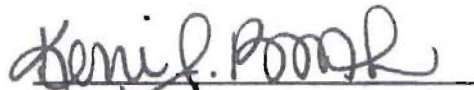
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 4, 2015, at 8:30 a.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

DATED this 30th day of September, 2015.



Todd J. Stevens  
9635 Maroon Circle, Suite 450  
Englewood, CO 80112

Telephone: (303) 347-1878



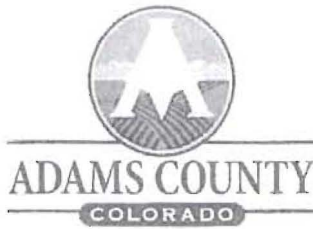
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4430 S. Adams County Parkway  
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Brighton, CO 80601

Telephone: 720-523-6116

Docket Number: 65770

Heidi M. Miller  
COUNTY ATTORNEY



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September 30, 2015

Todd J. Stevens  
9635 Maroon Circle, Suite 450  
Englewood, Co 80112

RE: Stipulation(s) for Docket Number(s): 65770

Dear Mr. Stevens:

Enclosed please find the original Stipulation(s) on the above-referenced docket number(s). Please review the enclosed Stipulation(s), sign and date. Upon execution, please forward the original to the Board of Assessment Appeals, 1313 Sherman Street, Room 315, Denver, CO 80203. Please include a copy to our office via USPS, fax (720)-523-6114, or via email to Martina, my assistant, at [mpace@adcogov.org](mailto:mpace@adcogov.org).

Thank you in advance.

Sincerely,

A handwritten signature in black ink, appearing to read "Kerri A. Booth".

Kerri A. Booth  
Assistant Adams County Attorney

KAB/mp  
Enclosure(s)

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Erik Hansen  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Jan Pawlowski  
DISTRICT 5