



**DATED AND MAILED** this 7th day of April 2016.

**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

*G. Katardzic*

\_\_\_\_\_  
Gordana Katardzic



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

**Petitioner:**  
OSBORNE LTD

**Respondent:**  
ADAMS COUNTY BOARD OF EQUALIZATION.

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Assistant Adams County Attorney  
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STATE OF COLORADO  
BO OF ASSESSMENT APPEALS

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Docket Number: 66353  
County Schedule Number:  
R0027045

**STIPULATION (As to Tax Year 2015 Actual Value)**

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2015 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:  
2350 E. 120<sup>th</sup> Avenue, Thornton, CO 80233
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 2015:

Land	\$232,722
Improvements	\$270,113
Total	\$502,835

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

Land	\$232,722
Improvements	\$270,113
Total	\$502,835

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2015 for the subject property:


Land	\$232,722
Improvements	\$224,258
Total	\$456,980

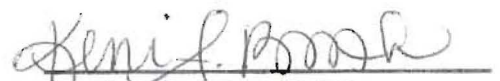
6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year 2015 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

7. Brief narrative as to why the reduction was made: The actual income and expenses supported an adjustment. The adjusted value is supported by market sales.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 11, 2016 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 15th day of March 2016.

  
 Consultus Asset Valuation  
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