| BOARD OF ASSESSMENT APPEALS,<br>STATE OF COLORADO<br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203 | Docket Number: | 66373 |
|--|----------------|-------|
| Petitioner:<br>S & Z REALTY LLLP ~   |                |       |
| v.<br>Respondent:<br>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  | Culting | and the second sec | •  | described |    | C 11     |
|----|---------|--|----|-----------|----|----------|
| 1. | Sumect  | nronerty   | 15 | described | as | TOHOW/S. |
| 1. | ouoreet | property.  | 10 | ueserioeu | us | ionows.  |

County Schedule No.: R0083935

Category: Valuation Property Type: Commercial

- 2. Petitioner is protesting the 2015 actual value of the subject property.
- 3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$9,441,460

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

## **ORDER:**

Respondent is ordered to reduce the 2015 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 24th day of February 2016.

## **BOARD OF ASSESSMENT APPEALS**

KDranem Dirlie

Diane M. DeVries

Delra 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.

T. Lun

Tisha Luna



| STAFE OF COLORADO  |                                     |  |
|--|-------------------------------------|--|
| BOARD OF ASSESSMENT APPEALS,<br>State of Colorado<br>1313 Sherman Street, Room 315<br>Denver, CO 80203   | 5                                   |  |
| Petitioner:<br>S & Z REALTY LLLP   |                                     |  |
| <b>Respondent:</b><br>ADAMS COUNTY BOARD OF EQUALIZATION.  | ▲ COURT USE ONLY ▲<br>              |  |
| Kerri A. Booth, #42562<br>Assistant Adams County Attorney<br>4430 S. Adams County Parkway<br>5 <sup>th</sup> Floor, Suite C5000B<br>Brighton, CO 80601<br>Telephone: 720-523-6116<br>Fax: 720-523-6114 | County Schedule Number:<br>R0083935 |  |
| STIPULATION (As to Tax Year 20   | 015 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:

- The property subject to this Stipulation is described as: 20101 E. 36<sup>th</sup> Drive, Aurora, CO 80011
- 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         | \$2,510,099  |
|--------------|--------------|
| Improvements | \$8,736,351  |
| Total        | \$11,246,450 |

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

| Land         | \$2,510,099  |
|--------------|--------------|
| Improvements | \$8,736,351  |
| Total        | \$11,246,450 |

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         | \$2,510,099 |
|--------------|-------------|
| Improvements | \$6,931,361 |
| Total        | \$9,441,460 |

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: A review of market sales in the subject property's location, the age of the subject property, and the actual income, supports an adjustment to the assigned value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 26, 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 29th day of Anuan 2016.

Stevens & Associates, Inc. Todd J. Stevens 9635 Maroon Circle, Suite 450 Englewood, CO 80112 Telephone: (303) 347-1878 Email: todd@stevensandassoc.com

Kerri A. Booth, #42562 Assistant Adams County Attorney 4430 S. Adams County Parkway Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116

Docket Number: 66373