

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 68808
Petitioner: SMAZCB 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.: R0139059
Category: Abatement Appeal Property Type: Commercial

2. Petitioner is protesting the 13/14 actual value of the subject property.

3. The parties agreed that the 13/14 actual value of the subject property should be reduced to:

Total Value: \$5,000,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 13/14 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 2nd day of August 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	2016 JUL 26 AM 9:16
Petitioner: SMAZCB LLC Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS	▲ COURT USE ONLY ▲
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	Docket Number: 68808 County Schedule Number: R0139059
STIPULATION (As to Abatement/Refund for Tax Year 2013/2014)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2013/2014 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:
 16704 E. 32nd Avenue, 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 2013/2014:

Land	2,296,549
Improvements	<u>3,025,000</u>
Total	5,321,549

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

Land	2,296,549
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Improvements	<u>3,025,000</u>
Total	5,321,549

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax year 2013/2014 actual value for the subject property:

Land	2,296,549
Improvements	<u>2,703,451</u>
Total	5,000,000

6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year 2013/2014 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

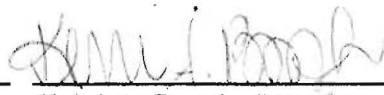
7. Brief narrative as to why the reduction was made: Available market sales support a reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on N/A, 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 12th day of July 2016.



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Docket Number: 68804