

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 68847
Petitioner: DIRECT MCR PROPERTIES 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.: R0175483
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: \$1,290,789
 (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 4th day of November 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



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

Petitioner:
DIRECT MCR PROPERTIES LLC

Respondent:
ADAMS COUNTY BOARD OF COMMISSIONERS

▲ COURT USE ONLY ▲

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Docket Number: 68847
County Schedule Number:
R0175483

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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:
5590 E. 55th Avenue, Commerce City, CO.
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	437,048.
Improvements	<u>1,081,515</u>
Total	1,518,563

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

Land	437,048
Improvements	<u>1,081,515</u>
Total	1,518,563

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	437,048
Improvements	<u>853,741</u>
Total	1,290,789

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: Market sales and market rental rates support a reduction.

8. Both parties agree that the **hearing scheduled** before the Board of Assessment Appeals on **12/28/2016 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 25 day of October 2016.



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