

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 68855</b>
Petitioner: <b>SHORMA COMMERCIAL PROPERTIES LLC -</b>  v.  Respondent: <b>ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0075354**  
**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: \$2,350,000**  
 (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 11th day of October 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



2016 OCT -7 PM 2:07

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

**Petitioner:**  
SHORMA COMMERCIAL PROPERTIES, LLC

**Respondent:**  
ADAMS COUNTY BOARD OF COMMISSIONERS

**▲ COURT USE ONLY ▲**

Douglas K. Edelstein, #24542  
Deputy Adams County Attorney  
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: 68855  
County Schedule Number:  
R0075354

**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:  
10220 Brighton Road, Henderson, CO 80640.
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	813,560
Improvements	<u>1,929,376</u>
Total	2,742,936

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

Land	813,560
Improvements	<u>1,929,376</u>
Total	2,742,936

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:

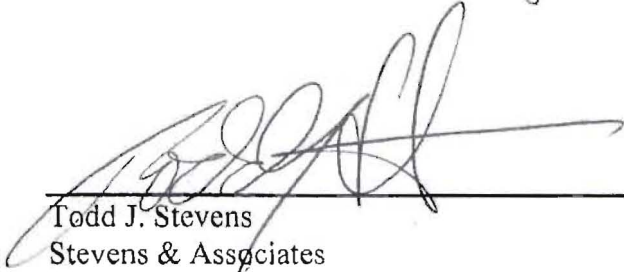
Land	813,560
Improvements	<u>1,536,440</u>
Total	2,350,000

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.

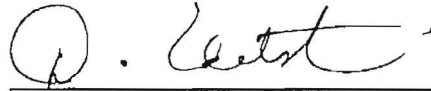
7. Brief narrative as to why the reduction was made: Market sales and market rental rates support a reduction.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on N/A at N/A a.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals  (check if appropriate).

DATED this 29 day of August 2016.



Todd J. Stevens  
 Stevens & Associates  
 9635 Maroon Circle, Suite 450  
 Englewood, CO 80112  
 Email: Todd@Stevensandassoc.Com



Douglas K. Edelstein, #24542  
 Deputy Adams County Attorney  
 4430 S. Adams County Parkway  
 Suite C5000B  
 Brighton, CO 80601  
 Telephone: 720-523-6116

Docket Number: 68855