

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 70594
Petitioner: STURGEON ELECTRIC COMPANY INC 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.: R0075248
Category: Abatement Appeal Property Type: Commercial
2. Petitioner is protesting the 2014 actual value of the subject property.
3. The parties agreed that the 2014 actual value of the subject property should be reduced to:

Total Value: \$2,250,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

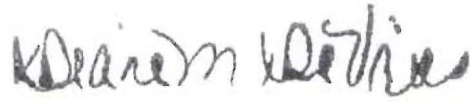
ORDER:

Respondent is ordered to reduce the 2014 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 28th day of December 2017.

BOARD OF ASSESSMENT APPEALS

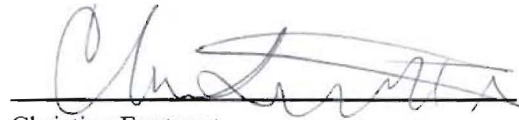


Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach


Christine Fontenot

2017 DEC 21 AM 8:40

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

Petitioner:
STURGEON ELECTRIC COMPANY INC

Respondent:
ADAMS COUNTY BOARD OF COMMISSIONERS

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▲ COURT USE ONLY ▲

Docket Number: 70594

County Schedule Number:
R0075248

STIPULATION (As to Abatement/Refund for Tax Year 2014)

Petitioner and Respondent hereby enter into this Stipulation regarding the **tax year 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 located at as:
12150 East 112th Avenue, Henderson, Colorado.
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 2014**:

Land	344,996
Improvements	<u>2,025,000</u>
Total	2,369,996

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

Land	344,996
Improvements	<u>2,025,000</u>
Total	2,369,996

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

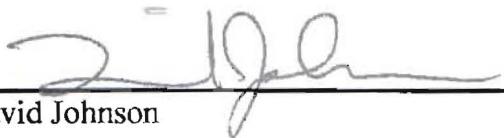
Land	344,996
Improvements	<u>1,905,004</u>
Total	2,250,000

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

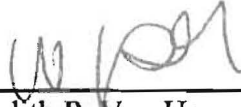
7. Brief narrative as to why the reduction was made: reasonably modest adjustment to market capitalization rate was made following discussions with property tax agent.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 3, 2018, 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 21st day of December 2017.



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