

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 73631
Petitioner: TARGET CORPORATION F/K/A DAYTON HUDSON CORP. v. Respondent: ADAMS COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted 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.: R0165790
Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value: \$11,357,060
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2017 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 27th day of July 2018.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra 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.

Yesenia Araujo

Yesenia Araujo



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BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: 73631 County Schedule Number: R0165790
Petitioner: TARGET CORPORATION Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
Attorneys for Respondent: Adams County Attorney's Office Meredith P. Van Horn, #42487 Assistant County Attorney 4430 S. Adams County Parkway 5 th Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	
STIPULATION (As to Tax Year 2017 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2017 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is located at:
2171 Prairie Center Parkway, Brighton, 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 2017:

Land	\$3,212,550
Improvements	<u>\$8,437,000</u>
Total	\$11,649,550

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

Land	\$3,212,550
Improvements	<u>\$8,437,000</u>
Total	\$11,649,550

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2017 for the subject property:

Land	\$3,212,550
Improvements	<u>\$8,144,510</u>
Total	\$11,357,060

6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year 2017 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

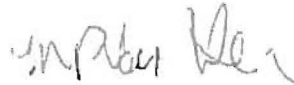
7. Brief narrative as to why the reduction was made: property was stipulated to \$65/square foot, a value that is supported by the market and two comparable Target stores in Adams County.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 22, 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 25th day of July, 2018.



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