

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75196
Petitioner: NORTHGLENN SHOPPING CENTER LLC 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.: R0037160+2
 Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

Total Value: \$4,600,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

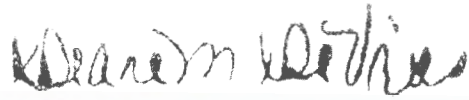
ORDER:

Respondent is ordered to reduce the 2018 actual value of the subject property, as set forth above.

The Adams County Assessor is directed to change his/her records accordingly.

DATED this 3rd day of May 2019.

BOARD OF ASSESSMENT APPEALS

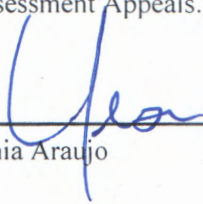


Diane M. DeVries



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



STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2019 MAY -2 AM 9:44

BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, Colorado 80203	▲ COURT USE ONLY ▲ Docket Number: 75196 Multiple County Account Numbers: (As set forth in Attachment A)
Petitioner: NORTHGLENN SHOPPING CENTER LLC	
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, Colorado 80601 Telephone: 720-523-6116 Fax: 720-523-6114	
STIPULATION (As to Tax Year 2018 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2018 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the attachment to this Stipulation.
2. The subject properties are classified as commercial properties.
3. The attachment to this stipulation reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2018.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2018 actual values of the subject properties, as shown on the attachment to this stipulation.

Total 2018 Proposed Value: \$4,600,000

Tax Year 2018

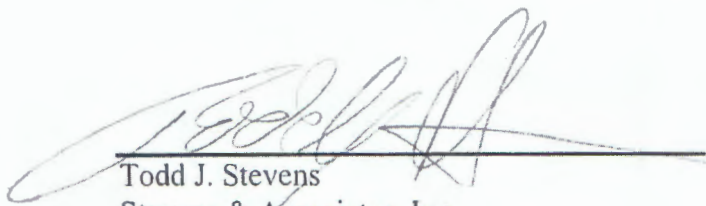
R0037160	Value Assigned by Assessor	Value Assigned at BOE	Value Assigned by Stipulation
Land	\$664,538	\$664,538	\$664,538
Improvements	\$697,712	\$697,712	\$638,172
Total	\$1,362,250	\$1,362,250	\$1,302,710
R0037161	Value Assigned by Assessor	Value Assigned at BOE	Value Assigned by Stipulation
Land	\$274,500	\$274,500	\$274,500
Improvements	\$292,500	\$292,500	\$267,718
Total	\$567,000	\$567,000	\$542,218
R0037162	Value Assigned by Assessor	Value Assigned at BOE	Value Assigned by Stipulation
Land	\$980,100	\$980,100	\$980,100
Improvements	\$1,900,890	\$1,900,890	\$1,774,972
Total	\$2,880,990	\$2,880,990	\$2,755,072
Totals:	\$4,810,240	\$4,810,240	\$4,600,000

5. Both parties stipulate and agree that the valuations as established on the attachment to this stipulation are binding with respect to tax year 2018 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

6. Brief narrative as to why the reductions were made: after further consideration was given to the cost, sales and income approaches attributed to the Subject Property, a reduction in value appears warranted.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 3, 2019 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 ~~24th~~ ^{May 1} day of April, 2019.
1st



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