

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: THORNTON ASSOCIATES PLAZA, LLC, v. Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Jeffrey M. Monroe Tax Profile services, Inc. Address: 1380 S. Santa Fe Drive, 2 nd Floor Denver, CO 80223 Phone Number: 303.477.4504	Docket Number: 41566
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.: R0026810+1

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

[PLEASE REFERENCE ATTACHED STIPULATION]

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

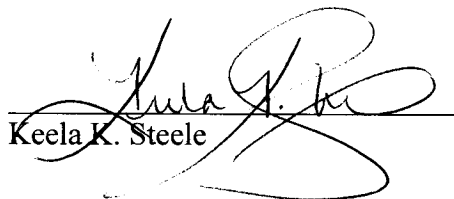
The Adams County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 7th day of December, 2004.

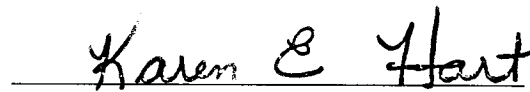
This decision was put on the record

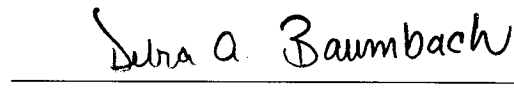
December 6, 2004

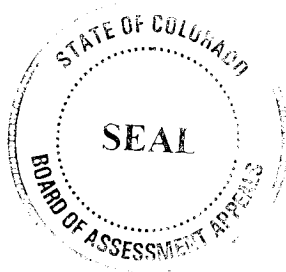
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals


Keela K. Steele

BOARD OF ASSESSMENT APPEALS


Karen E. Hart


Debra A. Baumbach



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: 41566 County Schedule Number: R0026810+1
Petitioner: THORNTON ASSOCIATES PLAZA, LLC, Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
JAMES D. ROBINSON, #5899 ADAMS COUNTY ATTORNEY Jennifer Wascak Leslie, #29457 Assistant County Attorney 450 South 4 th Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	
STIPULATION (As to Tax Year 2003 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2003 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 described as:
Thornton Plaza Shopping Center, Adams County, 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 2003:

PARCEL 1719-01-1-21-001

Land	\$ 2,103,707
Improvements	\$ 763,793
Total	\$ 2,867,500

PARCEL 1719-01-1-21-002

Land	\$ 1,086,459
Improvements	\$ 1,339,851
Total	\$ 2,426,310

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

PARCEL 1719-01-1-21-001

Land	\$	2,103,707
Improvements	\$	763,793
Total	\$	2,867,500

PARCEL 1719-01-1-21-002

Land	\$	1,086,459
Improvements	\$	1,339,851
Total	\$	2,426,310

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2003 for the subject property:

PARCEL 1719-01-1-21-001

Land	\$	1,836,207
Improvements	\$	763,793
Total	\$	2,600,000

PARCEL 1719-01-1-21-002

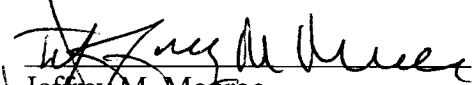
Land	\$	1,086,459
Improvements	\$	1,313,541
Total	\$	2,400,000

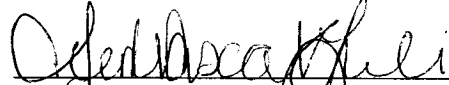
6. The valuation, as established above, shall be binding only with respect to tax year 2003.

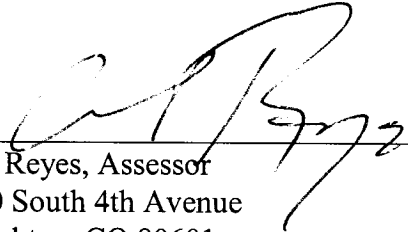
7. Brief narrative as to why the reduction was made: Reduction to market value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 15, 2004, at 1:00 p.m. be vacated.

DATED this 3rd day of December, 2004.


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