

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>TIMMINCO AS TENANT OF SOKOLOFT &amp; NEUROPA, ET AL,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ADAMS COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Ken Hunsperger George McElroy &amp; Associates Address: 3131 S. Vaughn Way, #301 Aurora, CO 80014 Phone Number: 303.696.9666</p>	<p><b>Docket Number: 41818</b></p>
<p><b>ORDER ON STIPULATION</b></p>	

**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.: 0182326101032+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 30<sup>th</sup> day of October, 2004.

This decision was put on the record

October 28, 2004

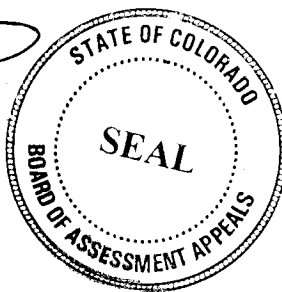
**BOARD OF ASSESSMENT APPEALS**

Karen E Hart  
Karen E. Hart

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

Keela K. Steele  
Keela K. Steele



<b>BOARD OF ASSESSMENT APPEALS,</b> <b>State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	<p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p> <hr/> Docket Number: 41818 County Schedule Number: 0182326101032 0182326101033
<b>Petitioner:</b> TIMMINCO AS TENANT OF SOKOLOFT & NEUROPA, ET AL,  <b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	
JAMES D. ROBINSON, #5899 ADAMS COUNTY ATTORNEY Jennifer Wascak Leslie, #29457 Assistant County Attorney 450 South 4 <sup>th</sup> Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	
<b>STIPULATION (As to Tax Year 2003/2004 Actual Value)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2003 and 2004 valuation of the subject properties, 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:  
3595 & 3995 Moline Street, 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 and 2004:

<u>0182326101032</u>		
Land	\$	434,510
Improvements	\$	2,210,230
Total	\$	2,644,740
<u>0182326101033</u>		
Land	\$	139,500
Improvements	\$	974,000
Total	\$	1,113,500

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

018236101032

Land	\$	434,510
Improvements	\$	2,210,230
Total	\$	2,644,740

0182326101033

Land	\$	139,500
Improvements	\$	974,000
Total	\$	1,113,500

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2003 and 2004 for the subject property:

018236101032

Land	\$	434,510
Improvements	\$	1,799,990
Total	\$	2,234,500

018236101033

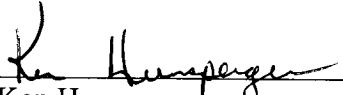
Land	\$	139,500
Improvements	\$	974,000
Total	\$	1,113,500

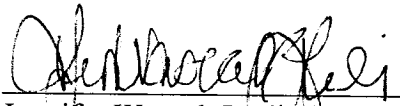
6. The valuation, as established above, shall be binding only with respect to tax years 2003 and 2004.

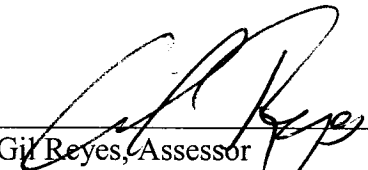
7. Brief narrative as to why the reduction was made: Reduction to market value. The actual long term lease supports an adjustment in value.

8. Both parties agree that a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 25<sup>th</sup> day of October, 2004.

  
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Ken Hunsperger  
George McElroy & Associates, Inc.  
3131 S. Vaughn Way, Suite 301  
Aurora, CO 80014  
Telephone: 303-696-9666

  
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Jennifer Wascak Leslie #29457  
Assistant County Attorney for Respondent  
450 South 4th Avenue  
Brighton, CO 80601  
Telephone: 303-654-6116



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Gil Reyes, Assessor  
450 South 4th Avenue  
Brighton, CO 80601  
Telephone: 303-654-6038

Docket Number: 41818