

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44441</b>
Petitioner: <b>JAMES M. ROSEWELL ,</b>  v.  Respondent: <b>ADAMS COUNTY BOARD OF COMMISSIONERS.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 0157333008007A**

**Category: Abatement      Property Type: Commercial Real**
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:  

**Total Value:            \$1,900,000**

(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 AND MAILED** this 31st day of March 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

March 29, 2006

*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 Steele*  
Keela Steele



The seal is circular with a dotted border. The text "STATE OF COLORADO" is written along the top inner edge, and "BOARD OF ASSESSMENT APPEALS" is written along the bottom inner edge. The word "SEAL" is centered in the middle of the seal.

BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	<p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p> <hr/> Docket Number: 44441 County Schedule Number: R0024109
<b>Petitioner:</b> ROSWELL & CO.,  <b>Respondent:</b> ADAMS COUNTY BOARD OF COMMISSIONERS.	
JAMES D. ROBINSON, #5899 ADAMS COUNTY ATTORNEY Jennifer Wascak Leslie, #29457 Deputy County Attorney 450 S. 4 <sup>th</sup> Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	
<b>STIPULATION (As to Abatement/Refund for Tax Year 2003)</b>	

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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(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:  
 1400 W. 122<sup>nd</sup> Avenue, Westminster, 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:

Land	\$ 241,800
Improvements	\$ 2,057,200
Total	\$ 2,299,000

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

Land	\$ 241,800
Improvements	\$ 2,057,200
Total	\$ 2,299,000

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

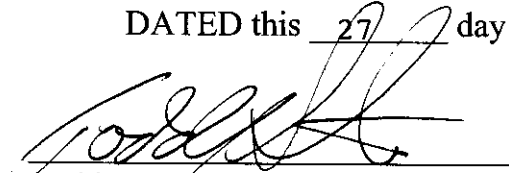
Land	\$ 241,800
Improvements	\$ 1,658,200
Total	\$ 1,900,000

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. Actual leases support an adjustment in value.

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

DATED this 27 day of March, 2006.



Todd J. Stevens  
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Docket Number: 44441