

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45253
Petitioner: PORTARA LLC, v. Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
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.: 0182305400044

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$187,400

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 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 15th day of July 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

July 14, 2006

Karen E Hart

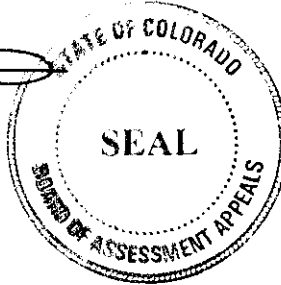
Karen E. Hart

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 Steale
Keela Steale



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: 45253 County Schedule Number: 01823-05-4-00-044 <div style="text-align: right; font-size: small;"> 2006 JUL 14 AM 11:55 CLERK OF DISTRICT COURT JUDICIAL DISTRICT NO. 13 DENVER, COLORADO </div>
Petitioner: PORTARA LLC, Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Jennifer M. Wascak, #29457 Deputy County Attorney 450 South 4 th Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	
STIPULATION (As to Tax Year 2005 Actual Value)	

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2005 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:
 6496 Magnolia Street, Commerce City, Adams County, Colorado
2. The subject property is classified as Residential property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2005:

Land	\$ 34,000
Improvements	\$ 175,500
Total	\$ 209,500

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

Land	\$ 34,000
Improvements	\$ 175,500
Total	\$ 209,500

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2005 for the subject property:

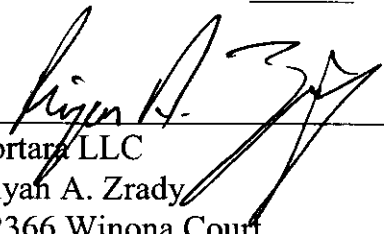
Land	\$ 34,000
Improvements	\$ 153,400
Total	\$ 187,400

6. The valuation, as established above, shall be binding only with respect to tax year 2005.

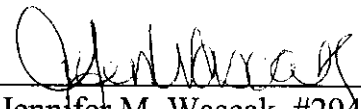
7. Brief narrative as to why the reduction was made: Reduction to market value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 24, 2006, at 9:30 a.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

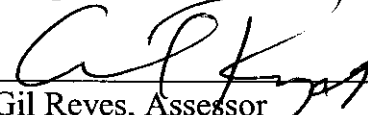
DATED this 12 day of July, 2006.



Portara LLC
Riyah A. Zrady
12366 Winona Court
Broomfield, CO 80020



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