

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45481
Petitioner: BENHAM & MINOO BAKHTIARY & MOORE PIERRETTE, 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.: R0092258+1
 Category: Valuation Property Type: Industrial
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: \$640,000
 (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 18th day of October 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

October 16, 2007

Karen E Hart

Karen E. Hart

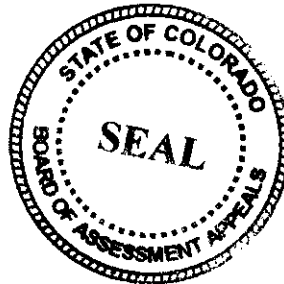
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Heather Heinlein

Heather Heinlein



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: 45481-05 County Schedule Number: 01823-17-1-00-013, R0092258 / 01823-17-1-00-013, R0092259 (Multiple Tax Districts)
Petitioner: BENHAM & MINOO BAKHTIARY & MOORE PIERRETTE, 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:
5275 Quebec Street, Commerce City Colorado 80022.
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 2005:

R0092258		
Land	\$	75,000
Improvements	\$	0
Total	\$	75,000
R0092259		
Land	\$	275,000
Improvements	\$	497,660
Total	\$	772,660
Combined Total	\$	847,660

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

R0092258		
Land	\$	75,000
Improvements	\$	0
Total	\$	75,000
R0092259		
Land	\$	275,000
Improvements	\$	497,660
Total	\$	772,660
Combined Total	\$	847,660

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

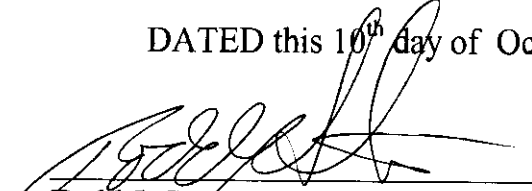
R0092258		
Land	\$	75,000
Improvements	\$	0
Total	\$	75,000
R0092259		
Land	\$	275,000
Improvements	\$	290,000
Total	\$	565,000
Combined Total	\$	640,000

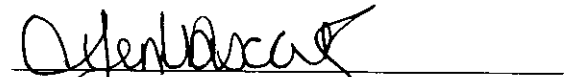
6. The valuation, as established above, shall be binding only with respect to tax year 2005.


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 October 24 at 08:30 a.m. be vacated.

DATED this 10th day of October, 2007, 2007.


Todd J. Stevens
Stevens & Associates Inc.
640 Plaza Drive, Suite 290
Littleton, CO 80129


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


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

Docket Number: 45481