

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 47232
Petitioner: HORIZON TERRACE PACIFIC AND HORIZON LAND COMPANY, 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.: R0050977+1

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2006 actual value of the subject property.

3. The parties agreed that the 2006 actual value of the subject property should be reduced to:

Total Value: \$5,800,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2006 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 1st day of February 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 31, 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

Marian Brennan

Marian Brennan



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	<div style="text-align: right; font-size: small;"> 2007 JAN 09 11:59 AM DISTRICT CLERK </div> <p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Numbers: 45379 and 47232
Petitioner: HORIZON LAND COMPANY, 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 Years 2005 and 2006 Actual Value)	

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax years 2005 and 2006 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: 9351 Grant Street, Thornton, Colorado, Adams County
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 years 2005 and 2006:

	R0050977		R0050978	
Land	\$ 174,416	Land	\$666,250	
Improvements	\$ 5,589,584	Improvements	0	
Total	\$ 5,764,000	Total	\$666,250	

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

	R0050977		R0050978
Land	\$ 174,416	Land	\$666,250
Improvements	\$ 5,589,416	Improvements	0
Total	\$ 5,764,000	Total	\$666,250

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following actual value for tax years 2005 and 2006 for the subject property:

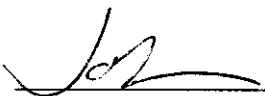
	R0050977		R0050978
Land	\$ 174,416	Land	\$666,250
Improvements	\$ 4,959,334	Improvements	0
Total	\$ 5,133,750	Total	\$666,250

6. The valuation, as established above, shall be binding only with respect to tax years 2005 and 2006.

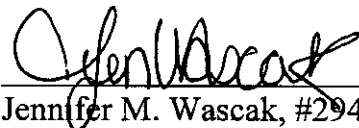
7. Brief narrative as to why the reduction was made: Reduction to Income value, land value for R0050978 should be included in value of R0050977.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 8, 2007, at 8:30 a.m. be vacated and a hearing has not yet been scheduled before the Board of Assessment Appeals on docket number 47232.

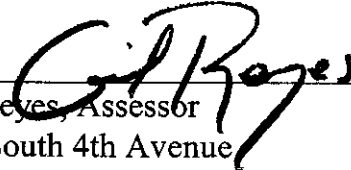
DATED this 29th day of January, 2007.



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Docket Numbers: 45379 and 47232