

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 51088</b>
Petitioner: <b>FIRST CALIFORNIA INVESTMENTS,</b>  v. Respondent: <b>ADAMS COUNTY BOARD OF EQUALIZATION.</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.: R0093018**  
     **Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:  
     **Total Value:            \$1,350,000**  
     (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2008 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 10th day of November 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record  
November 7, 2008

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*Karen E Hart*  
Karen E. Hart

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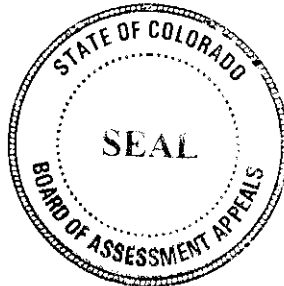
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*  
Debra A. Baumbach

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*Toni Rigirozzi*  
Toni Rigirozzi

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<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>
<b>Petitioner:</b> FIRST CALIFORNIA INVESTMENTS,  <b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Jennifer M. Wascak, #29457 Deputy County Attorney 450 South 4 <sup>th</sup> Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	Docket Number: 51088 County Schedule Number: R0093018
<b>STIPULATION (As to Tax Year 2008 Actual Value)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2008 valuation of the subject property, 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:  
     3350 Peoria Street, Aurora, Colorado 80010-1483
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 2008:

Land	\$	391,692
Improvements	\$	1,126,000
Total	\$	1,517,692

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

Land	\$ 391,692
Improvements	\$ 1,126,000
Total	\$ 1,517,692

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2008 for the subject property:

Land	\$ 391,692
Improvements	\$ 958,308
Total	\$ 1,350,000

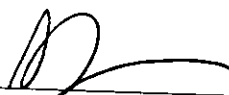
6. The valuation, as established above, shall be binding only with respect to tax year 2008.

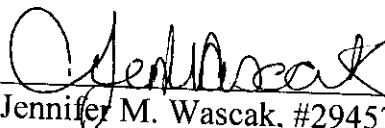
7. Brief narrative as to why the reduction was made: Reduction to market value.

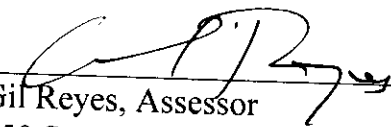
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals has not yet been set.

DATED this 5<sup>th</sup> day of November, 2008.

Ian James

  
Matthew W. Poling, Agent  
Thomson Property Tax Services  
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