

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 52238</b>
Petitioner: <b>GGBC II INVESTMENTS, LLC,</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.: R0164570**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:  
  

**Total Value:            \$583,948**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2009 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 October 2010.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

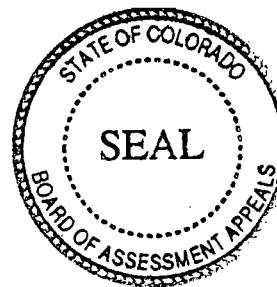
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*CM*

Cara McKeller



2010 SEP 30 PM 1:31

**BOARD OF ASSESSMENT APPEALS,****State of Colorado**

1313 Sherman Street, Room 315

Denver, CO 80203

**Petitioner:****GGBC II INVESTMENTS, LLC.****Respondent:**ADAMS COUNTY BOARD OF  
EQUALIZATION.**▲ COURT USE ONLY ▲**

Docket Number: 52238

County Schedule Number:

R0164570

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

**STIPULATION (As to Tax Year 2009 Actual Value)**

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2009 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:  
5870 Dahlia Street  
Commerce City, CO 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 2009:

Land	\$	971,580
Improvements	\$	410,929
Total	\$	1,382,509

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

Land	\$	971,580
Improvements	\$	1,000
Total	\$	972,580

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2009 for the subject property:

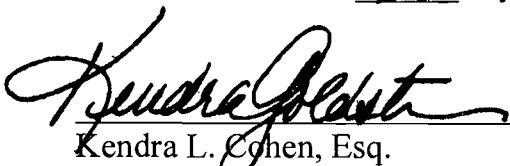
Land	\$	582,948
Improvements	\$	1,000
Total	\$	583,948

6. The valuation, as established above, shall be binding only with respect to tax year 2009.

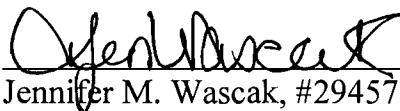
7. Brief narrative as to why the reduction was made: Reduction to market value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 14, 2010 at 8:30 a.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals  (check if appropriate).

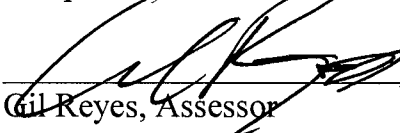
DATED this 23 day of September, 2010.



Kendra L. Cohen, Esq.  
950 S. Cherry Street, #320  
Denver, CO 80246  
303-757-8865



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: 52238