

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 52465</b>
Petitioner: <b>FAIRVIEW COMPANY,</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.: R0065626**  
  
**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:            \$150,000**  
 (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 14th day of January 2011.

**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.

*CM*

\_\_\_\_\_  
Cara McKeller

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS,**  
**State of Colorado**  
 1313 Sherman Street, Room 315  
 Denver, CO 80203

2011 JAN 13 PM 1:21

**Petitioner:**  
**FAIRVIEW COMPANY**

**Respondent:**  
 ADAMS COUNTY BOARD OF  
 EQUALIZATION.

**▲ COURT USE ONLY ▲**

Docket Number: 52465  
 County Schedule Number:  
 R0065626

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:  
 7900 Federal Blvd., Denver, CO  
 Parcel Number: 01719-32-1-06-029
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	\$	103,140
Improvements	\$	73,150
Total	\$	176,290

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

Land	\$	103,140
Improvements	\$	73,150
Total	\$	176,290

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:

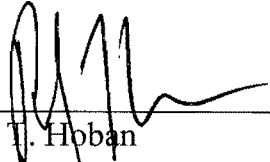
Land	\$	103,140
Improvements	\$	46,860
Total	\$	150,000

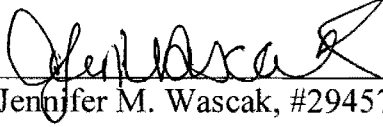
6. The valuation, as established above, shall be binding only with respect to tax year 2009.

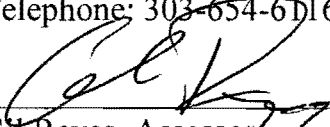
7. Brief narrative as to why the reduction was made: Reduction to market value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 18, 2011 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 10 day of January, 2010.

  
\_\_\_\_\_  
Robert J. Hoban  
Hoban & Feola  
600 17th Street, Suite 2800  
Denver, CO 80202  
Telephone: 303-260-6475

  
\_\_\_\_\_  
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: 52465