

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53207
Petitioner: CRVI H-AZCO LLC, 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.: R0168233+203

Category: Valuation Property Type: Vacant Land
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: \$4,176,492
 (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 21st day of April 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.

Melissa Nord
Melissa Nord

Debra A. Baumbach
Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	2010 APR 23 PM 2:05
Petitioner: CRVI H-AZCO LLC Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	▲ COURT USE ONLY ▲
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Jennifer Wascak, #29457 Deputy County Attorney 450 South 4 th Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	<hr/> Docket Number: 53207 Multiple County Schedule Numbers: (As set forth in Attachment A)
STIPULATION (As to Tax Year 2009 Actual Value)	

Petitioner 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 and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on Attachment A to this Stipulation.
2. The subject properties are classified as Vacant Residential Land properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2009.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2009 actual values of the subject properties, as shown on Attachment A.

**Total 2009 Proposed Value: \$4,176,492
(Referenced in Attachment A)**

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2009.

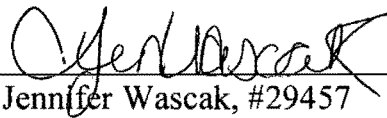
6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 5, 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).

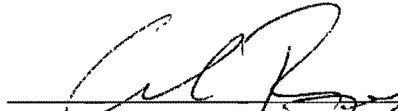
Dated this 15th day of April, 2010.



Michael Van Donselaar
Duff & Phelps LLC
950 17th Street, Suite 2000
Denver, CO 80202



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



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

Docket Number: 53207

Attachment A Docket No. 53207

Parcel #	Owner of Record	2009 NOV	2009 Settled
<u>182110109001</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110101015</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110101014</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110101013</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110101012</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110101011</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110101010</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110101009</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110101008</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110109008</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110109005</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110108005</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110109002</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110101018</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110108015</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110108014</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110108013</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110108012</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110108011</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110108010</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110108009</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110108008</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110108007</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110102008</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110109003</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110101029</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110105012</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110102006</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110102005</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110102004</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110102003</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110102002</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110102001</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110101034</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110101033</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110101032</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110101016</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110101030</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110101017</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110101028</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110101027</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110101026</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110101025</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110101024</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473

<u>182110113001</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110111007</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110110014</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110110013</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110109012</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110110011</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110109013</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110110009</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110110008</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110110007</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110110006</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110110005</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110110004</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110110003</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110110002</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110110001</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110109015</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110105011</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
<u>182110110012</u>	CRVI TXAZCO PORTFOLIO LLC	\$ 25,472	\$ 20,473
		\$ 5,196,288	\$ 4,176,492