

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 53403</b>
Petitioner: <b>FITZ 46 LLLP FKA MC PROPERTIES,</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.: R0097552+1**

**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:            \$1,840,000**

(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 12th day of March 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

Melissa Nord  
Melissa Nord

Adams County Assessor's Office  
Gil Reyes, Assessor  
450 South 4th Avenue  
Brighton, CO 80601  
Telephone: 303-654-6038

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

1. The property subject to this Stipulation is PARCEL NUMBERS. (S):  
01823-35-4-16-009 and 01823-35-4-16-010.
2. The subject property is classified as Multi –Family Residential property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2009:

**Parcel Number: 01823-35-4-16-009**  
Land: \$124,044  
Improvements: \$1,132,460  
Total: \$1,256,504

**Parcel Number: 01823-35-4-16-010**  
Land: \$111,036  
Improvements: \$1,132,460  
Total: \$1,243,496

TOTAL 2 PARCELS: \$2,500,000

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year 2009:

**Parcel Number: 01823-35-4-16-009**  
Land: \$124,044  
Improvements: \$795,956  
Total: \$920,000

**Parcel Number: 01823-35-4-16-010**  
Land: \$111,036  
Improvements: \$808,964  
Total: \$920,000

TOTAL 2 PARCELS: \$1,840,000

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5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year 2009.

DATED this 21ST day of JULY, 2009.

  
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Petitioner's Representative

STEVENS AND ASSOCIATES  
640 Plaza Dr. Suite #290  
Littleton Co. 80129  
Telephone: 303-347-1878  
Fax: 303-347-9242

  
\_\_\_\_\_  
Assessor's Representative

Kenneth T. Musso  
450 South 4th Avenue  
Brighton, CO 80601  
Telephone: 303-654-6038 ext.6727

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