

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56261
Petitioner: ZION HOLDINGS LLC, v. Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS.	
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.: 0157119301010

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 07-08 actual value of the subject property.
3. The parties agreed that the 07-08 actual value of the subject property should be reduced to:

Total Value: \$1,265,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 07-08 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 1st day of August 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

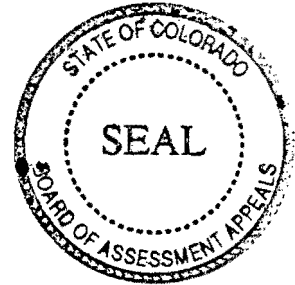
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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<p>BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203</p>	<p>▲ COURT USE ONLY ▲</p> <hr/> <p>Docket Number: 56261 County Schedule Number: R0151448</p>
<p>Petitioner: ZION HOLDINGS LLC</p> <p>Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS.</p>	
<p>HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Doug Edelstein, #24542 Assistant County Attorney 4430 S. Adams County Parkway 5th Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114</p>	
<p>STIPULATION (As to Abatement/Refund for Tax Years 2007 & 2008)</p>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2007 & 2008 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:
4203 E. 136th Avenue, Thornton, CO
Parcel: 1571-19-3-01-010
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 years 2007 & 2008:

Land	\$ 551,736
Improvements	\$ 945,849
Total	\$ 1,497,585

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

Land	\$ 551,736
Improvements	\$ 945,849
Total	\$ 1,497,585

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax years 2007 & 2008 actual value for the subject property:

Land	\$ 551,736
Improvements	\$ 713,264
Total	\$ 1,265,000

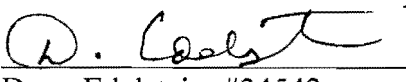
6. The valuation, as established above, shall be binding only with respect to tax years 2007 & 2008.

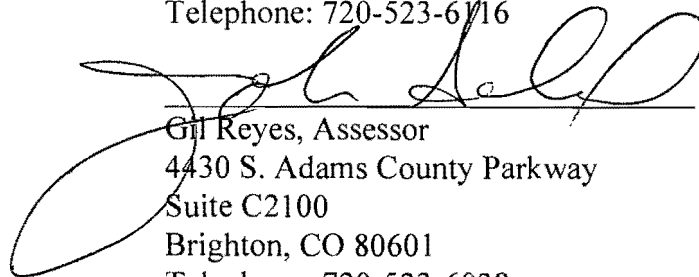
7. Brief narrative as to why the reduction was made: reduction to market value. Actual lease supports a adjustment in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 1, 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 22 day of July, 2011.


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