

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57345
Petitioner: BEHNAM AND MIMOO BAKHTIARY , 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.: R0092259
 Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:
 Total Value: \$820,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2010 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 2nd day of May 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

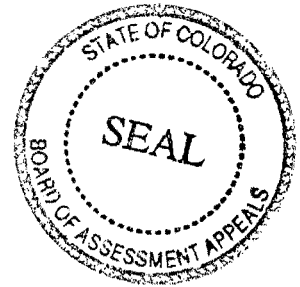
Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	2011 APR 27 PM 1:52
Petitioner: BEHNAM AND MIMOO BAKHTIARY Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: 57345 Multiple County Account Numbers: (As set forth in Attachment A)
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Jennifer M. Wascak, #29457 Deputy County Attorney 4430 S. Adams County Parkway 5 th Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	
STIPULATION (As to Tax Year 2010 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2010 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 commercial properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2010.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2010 actual values of the subject properties, as shown on Attachment A.

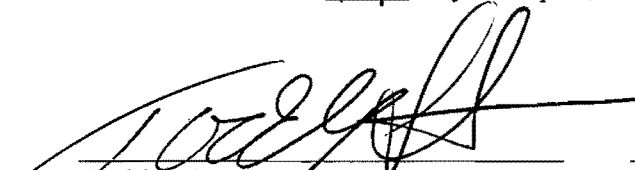
**Total 2010 Proposed Value: \$820,000
(Referenced in Attachment A)**

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2010.

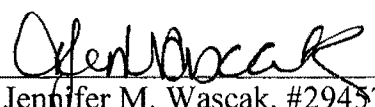
6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 21, 2011 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

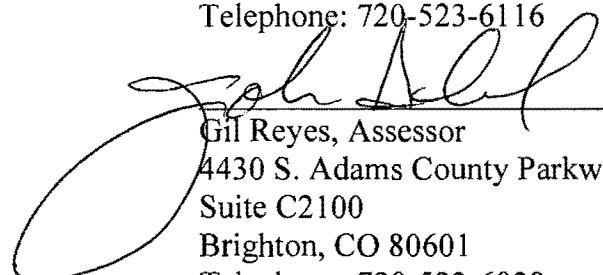
Dated this 19 day of April, 2011.



Todd J. Stevens
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Gil Reyes, Assessor
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Suite C2100
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Telephone: 720-523-6038

Docket Number: 57345

ATTACHMENT A

Account Number: R0092259

Old Value:	
Land:	\$242,015
Improvements:	\$542,985
Total:	\$785,000
New Value:	
Land:	\$242,015
Improvements:	\$502,985
Total:	\$745,000

Account Number: R0092258

Old Value:	
Land:	\$75,000
Improvements:	\$0
Total:	\$75,000
New Value:	
Land:	\$75,000
Improvements:	\$0
Total:	\$75,000

TOTAL NEW VALUE OF ACCOUNTS = \$820,000