



**ORDER:**

Respondent is ordered to reduce the 2011 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 28th day of October 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



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**BOARD OF ASSESSMENT APPEALS,**

**State of Colorado**

1313 Sherman Street, Room 315

Denver, CO 80203

**Petitioner:**

CORSA INVESTMENT LLC

**Respondent:**

ADAMS COUNTY BOARD OF EQUALIZATION.

**▲ COURT USE ONLY ▲**

Docket Number: 57758

County Schedule Number:

R0109958

HAL B. WARREN, #13515

ADAMS COUNTY ATTORNEY

Doug Edelstein, #24542

Assistant County Attorney

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**STIPULATION (As to Tax Year 2011 Actual Value)**

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2011 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:  
15900 E. 40th Avenue, Aurora, CO  
Parcel: 01821-00-0-13-001
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 2011:

Land	\$	1,112,838
Improvements	\$	2,642,162
Total	\$	3,755,000

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

Land	\$ 1,112,838
Improvements	\$ 2,642,162
Total	\$ 3,755,000

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2011 for the subject property:


Land	\$ 1,112,838
Improvements	\$ 1,987,162
Total	\$ 3,100,000

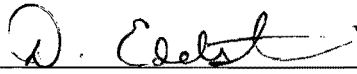
6. The valuation, as established above, shall be binding only with respect to tax year 2011.

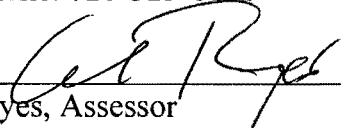
7. Brief narrative as to why the reduction was made: Reduction to market value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 10, 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 20~~TH~~ day of October, 2011.

  
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