

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57878
Petitioner: MELODY 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.: R0037190

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$1,824,127

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

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 27th day of December 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

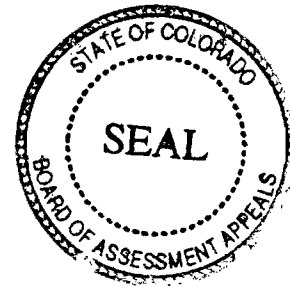
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS,

State of Colorado

1313 Sherman Street, Room 315

Denver, CO 80203

Petitioner:

MELODY LLC

Respondent:

ADAMS COUNTY BOARD OF EQUALIZATION.

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

2011 JUN 27 11: 8: 20

▲ COURT USE ONLY ▲

Docket Number: 57878

County Schedule Number:

R0037190

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:
10465 Melody Drive, Northglenn, CO
Parcel: 01719-10-3-07-013
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	\$	580,218
Improvements	\$	1,853,672
Total	\$	2,433,890

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

Land	\$	580,218
Improvements	\$	1,457,677
Total	\$	2,037,895

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:

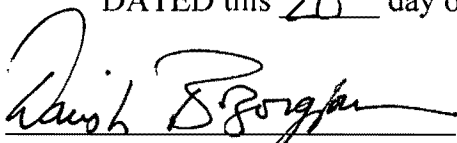
Land	\$	580,218
Improvements	\$	1,243,909
Total	\$	1,824,127

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 January 4, 2012 at 8:30 a.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

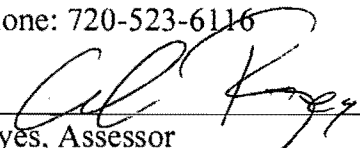
DATED this 20TH day of December, 2011.



Dariush Bozorgpour
Property Tax Advisors
3090 S. Jamaica Court, Suite 204
Aurora, CO 80014
Telephone: 303-368-0500



Doug Edelstein, #24542
Assistant County Attorney for Respondent
4430 S. Adams County Parkway
Suite C5000B
Brighton, CO 80601
Telephone: 720-523-6116



Gil Reyes, Assessor
4430 S. Adams County Parkway
Suite C2100
Brighton, CO 80601
Telephone: 720-523-6038

Docket Number: 57878