

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 57987</b>
Petitioner: <b>104TH RETAIL INVESTMENTS NORTH, LLC,</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.: R0173798+3**  
  
**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:            \$2,311,547**  
 (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 9th day of November 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

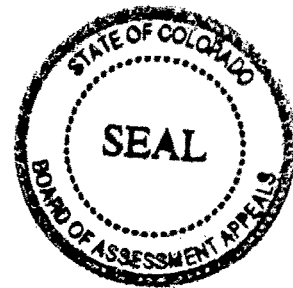
\_\_\_\_\_  
Diane M. DeVries

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

\_\_\_\_\_  
Cara McKeller



<b>BOARD OF ASSESSMENT APPEALS,</b> <b>State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2012 NOV -6 PM 1:13
<b>Petitioner:</b> 104TH RETAIL INVESTMENTS NORTH, LLC  <b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	▲ COURT USE ONLY ▲
JENNIFER M. WASCAK, #29457 ADAMS COUNTY ATTORNEY Nathan J. Lucero, #33908 Assistant County Attorney 4430 S. Adams County Parkway 5 <sup>th</sup> Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	Docket Number: 57987 Multiple County Account Numbers: (As set forth in Attachment A)
<b>STIPULATION (As to Tax Year 2011 Actual Value)</b>	

Petitioner 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 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 2011.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2011 actual values of the subject properties, as shown on Attachment A.

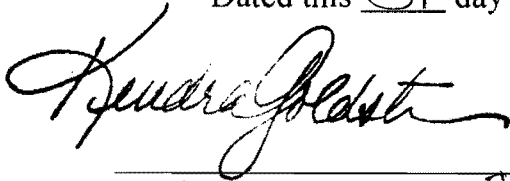
**Total 2011 Proposed Value: \$2,311,547**  
**(Referenced in Attachment A)**

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2011.

6. Brief narrative as to why the reductions were made: More consideration was made for excess vacancy issues with the two improved parcels. For the two vacant land parcels, more consideration was made for the actual sellout period for the approved plat, which all four subject parcels are in.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 20, 2012 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_ (check if appropriate).

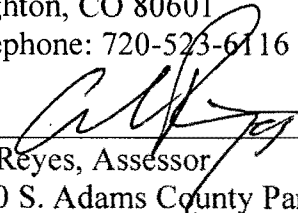
Dated this 31 day of October, 2012.



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Brighton, CO 80601  
Telephone: 720-523-6038

Docket Number: 57987

ATTACHMENT A

**Account Number: R0173798**

Old Value:	
Land:	\$387,040
Improvements:	\$716,546
Total:	\$1,103,586
New Value:	
Land:	\$387,040
Improvements:	\$659,142
Total:	\$1,046,182

**Account Number: R0173799**

Old Value:	
Land:	\$336,168
Improvements:	\$716,546
Total:	\$1,052,714
New Value:	
Land:	\$336,168
Improvements:	\$610,726
Total:	\$946,894

**Account Number: R0173801**

Old Value:	
Land:	\$134,606
Improvements:	\$0
Total:	\$134,606
New Value:	
Land:	\$109,368
Improvements:	\$0
Total:	\$109,368

**Account Number: R0173802**

Old Value:	
Land:	\$257,358
Improvements:	\$0
Total:	\$257,358
New Value:	
Land:	\$209,103
Improvements:	\$0
Total:	\$209,103

**TOTAL NEW VALUE OF ACCOUNTS = \$2,311,547**