

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 6th day of September 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.

CM

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	STATE OF COLORADO BD OF ASSESSMENT APPEALS 2012 SEP -4 AM 8: 14
Petitioner: CH REALTY III/EDC LLC Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	▲ COURT USE ONLY ▲
JENNIFER M. WASCAK, #29457 ADAMS COUNTY ATTORNEY Doug Edelstein, #24542 Assistant County Attorney 4430 S. Adams County Parkway 5 th Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	Docket Number: 59608 County Schedule Number: R0084253
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:
 14705 E. 33rd Place, Aurora, CO
 Parcel: 0182130005002
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	\$ 1,415,700
Improvements	\$ 5,160,430
Total	\$ 6,576,130

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

Land	\$ 1,415,700
Improvements	\$ 5,160,430
Total	\$ 6,576,130

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:

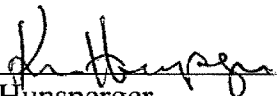
Land	\$ 1,415,700
Improvements	\$ 4,784,300
Total	\$ 6,200,000

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

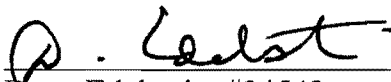
7. Brief narrative as to why the reduction was made: Value reduced to reflect a changing income market.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 30, 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).

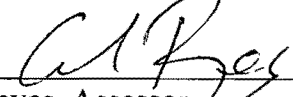
DATED this 29th day of August, 2012.



Ken Hunsperger
George McElroy & Associates, Inc.
3131 S. Vaughn Way, Suite 301
Aurora, CO 80014
Telephone: 303-696-9666



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: 59608