BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

PHOENIX OF BRIGHTON, 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.: R0131360

Category: Valuation

Property Type: Commercial Real

Docket Number: 60228

- 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:

\$2,356,707

(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

The Adams County Assessor is directed to change his/her records accordingly.

Dulna a Baumbach

Debra A. Baumbach

above.

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

DATED AND MAILED this 16th day of October 2012.

BOARD OF ASSESSMENT APPEALS

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Diane M. DeVries

Cara McKeller



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STATE OF COLORADO

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Denver, CO 80203

Petitioner:

PHOENIX OF BRIGHTON, LLC

Respondent:

ADAMS COUNTY BOARD OF EQUALIZATION.

JENNIFER M. WASCAK, #29457

ADAMS COUNTY ATTORNEY

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▲ COURT USE ONLY ▲

Docket Number: 60228 County Schedule Number:

R0131360

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:

1821 Bridge Street, Brighton, CO

Parcel: 0156905335003

- 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

\$ 283,184

Improvements

\$ 2,182,300

Total

\$ 2,465,484

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

Land \$ 283,184 Improvements \$ 2,182,300 Total \$ 2,465,484

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 \$ 283,184 Improvements \$ 2,073,523 Total \$ 2,356,707

- 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 income value.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 19, 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 $29^{T\#}$ day of September, 2012.

Barry J. Goldstein, Esq. # 2218

Sterling Equities, Inc.

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Denver, CO 80246

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Docket Number: 60228