



**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 16th day of October 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

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

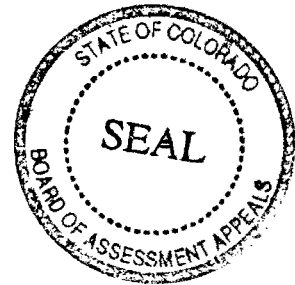
*Debra A Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

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

*Cara McKeller*

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



2012 OCT -9 AM 7:49

**BOARD OF ASSESSMENT APPEALS,**  
**State of Colorado**  
1313 Sherman Street, Room 315  
Denver, CO 80203

**Petitioner:**  
PHOENIX OF BRIGHTON, LLC

**Respondent:**  
ADAMS COUNTY BOARD OF EQUALIZATION.

**▲ COURT USE ONLY ▲**

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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).

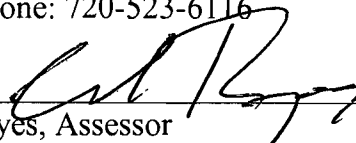
DATED this 28<sup>TH</sup> day of September, 2012.



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Docket Number: 60228