

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 60352
Petitioner: C P S DISTRIBUTORS INC. v. Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS	
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. Petitioner is protesting the 2008 and 2009 actual value of the subject property.
2. Subject property is described as follows for year 2008 and 2009

County Schedule No.: 0157333006022

Category: Abatement Property Type: Commercial Personal

3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

Total Value: \$ 3,100,000

(Reference attached stipulation)
4. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$ 2,900,000

(Reference attached stipulation)
5. The Board concurs with the attached Stipulation.

ORDER:

Respondent is ordered to reduce the actual value of the subject property, as set forth in the attached Stipulation.

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

DATED/MAILED this 15th day of February, 2013

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

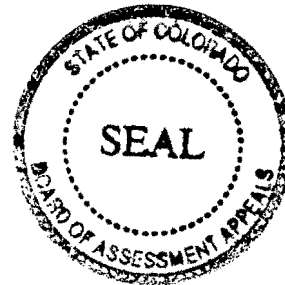
Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



<p>BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203</p>	<p>2013 FEB -6 PM 2: 46</p>
<p>Petitioner: C P S DISTRIBUTORS INC.</p> <p>Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS.</p>	<p>▲ COURT USE ONLY ▲</p>
<p>JENNIFER M. WASCAK, #29457 ADAMS COUNTY ATTORNEY Nathan J. Lucero, #33908 Assistant County Attorney 4430 S. Adams County Parkway 5th Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114</p>	<p>Docket Number: 60352 County Schedule Number: R0024087</p>
<p>STIPULATION (As to Abatement/Refund for Tax Year 2008)</p>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2008 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:
1105 W. 122nd Avenue, Westminster, CO
Parcel: 0157333006022
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 2008:

Land	\$ 1,170,784
Improvements	\$ 2,097,612
Total	\$ 3,268,396

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

Land	\$ 1,170,784
Improvements	\$ 2,097,612
Total	\$ 3,268,396

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax year 2008 actual value for the subject property:

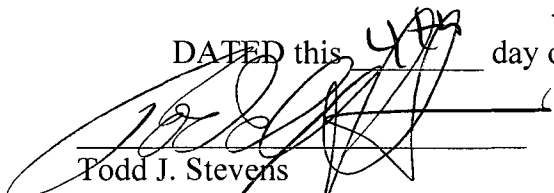
Land	\$ 1,170,784
Improvements	\$ 1,929,216
Total	\$ 3,100,000

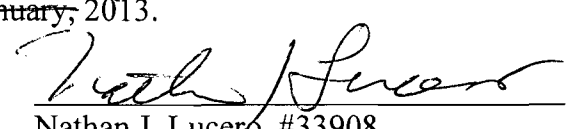
6. The valuation, as established above, shall be binding only with respect to tax year 2008.

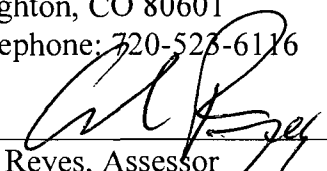
7. Brief narrative as to why the reduction was made: More consideration was made to the actual rent rate comparable in valuing the subject property using the income approach.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 14, 2013 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 4th day of February, 2013.


Todd J. Stevens
Stevens & Associates, Inc.
9800 Mt. Pyramid Court, Suite 220
Englewood, Co 80112
Telephone: 303-347-1878


Nathan J. Lucero, #33908
Assistant County Attorney
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

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2013 FEB -6 PM 2:46

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Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS.	
STIPULATION (As to Abatement/Refund for Tax Year 2009)	

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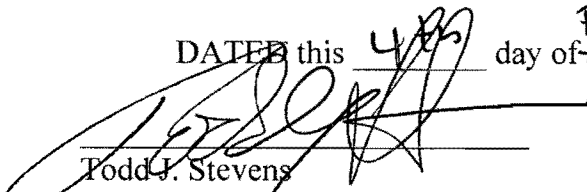
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Improvements	\$ 1,729,216
Total	\$ 2,900,000

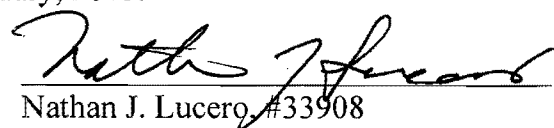
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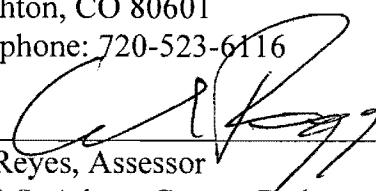
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