

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 60441</b>
Petitioner: <b>TRIDO PROPERTIES,</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.: R0158255**  
  
**Category: Valuation      Property Type: Vacant Land**
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:            \$201,603**  
 (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 13th day of December 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.

*Cara McKeller*

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Cara McKeller

*Debra A. Baumbach*

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Debra A. Baumbach



<b>BOARD OF ASSESSMENT APPEALS,</b> <b>State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	STATE OF COLORADO BO OF ASSESSMENT APPEALS  <b>2012 DEC 10 AM 8:05</b>
<b>Petitioner:</b> TRIDO PROPERTIES  <b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	   <b>▲ COURT USE ONLY ▲</b>
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	<hr/> Docket Number: 60441 County Schedule Number: R0158255
<b>STIPULATION (As to Tax Year 2011 Actual Value)</b>	

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:  
 Vacant commercial land in Adams County near the intersection of 112th Avenue and Huron Street in the City of Northglenn, CO  
 Parcel: 0171909117163
2. The subject property is classified as vacant land property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2011:

Land	\$	241,936
Improvements	\$	0
Total	\$	241,936

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

Land	\$	241,936
Improvements	\$	0
Total	\$	241,936

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:

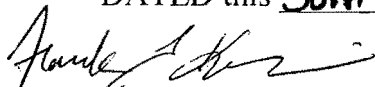
Land	\$	201,613
Improvements	\$	0
Total	\$	201,613

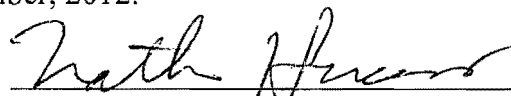
6. The valuation, as established above, shall be binding only with respect to tax year 2011.

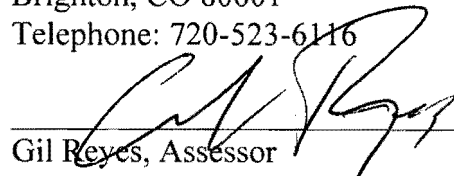
7. Brief narrative as to why the reduction was made: The property requires a great deal of expenses to be in a state to build upon. Connecting sewer to the property is very costly due to difficulty in access to sewer. The property also is difficult to access and has also been used for drainage purposes for years. As a result, the property was reduced to its fair market value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 6, 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 30th day of November, 2012.

  
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Frank Kapuranis *Managing Member*  
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