

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 60709</b>
Petitioner: <b>WELBY GARDENS CO.,</b>  v.  Respondent: <b>ADAMS COUNTY BOARD OF COMMISSIONERS.</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.: 0171936304001+1**

**Category: Abatement      Property Type: Agricultural**
2. Petitioner is protesting the 09-10 actual value of the subject property.
3. The parties agreed that the 09-10 actual value of the subject property should be reduced to:  

**Total Value:            \$1,651,669**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 09-10 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 8th 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



<b>BOARD OF ASSESSMENT APPEALS, State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	<b>2013 JAN 30 PM 3:56</b>
<b>Petitioner:</b> WELBY GARDENS CO.	<b>▲ COURT USE ONLY ▲</b>  Docket Number: 60709 Multiple County Account Numbers: (As set forth in Attachment A)
<b>Respondent:</b> ADAMS COUNTY BOARD OF COMMISSIONERS.	
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	
<b>STIPULATION (As to Tax Year 2009-2010 Actual Value)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009-2010 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on Attachment A to this Stipulation.
2. The subject properties are classified as agricultural properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2009-2010.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2009-2010 actual values of the subject properties, as shown on Attachment A.

**Total 2009-2010 Proposed Value:      \$1,651,669**  
**(Referenced in Attachment A)**

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2009-2010.

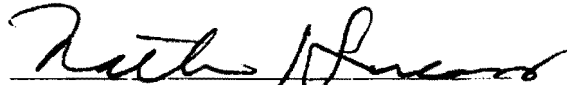
6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 28 , 2013 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

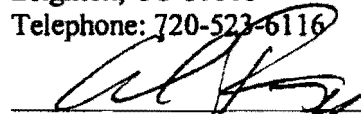
Dated this 29<sup>th</sup> day of January, 2013.



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Telephone: 720-523-6038

Docket Number: 60709

ATTACHMENT A

**Account Number: R0071176**

Old Value:

Land:	\$235,653
Improvements:	\$1,772,244
Total:	\$2,007,897

New Value:

Land:	\$235,653
Improvements:	\$778,663
Total:	\$1,014,316

**Account Number: R0071177**

Old Value:

Land:	\$191,897
Improvements:	\$943,238
Total:	\$1,135,135

New Value:

Land:	\$223,260
Improvements:	\$414,093
Total:	\$637,353

**TOTAL NEW VALUE OF ACCOUNTS = \$1,651,669**