

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 60712</b>
Petitioner: <b>MIDWEST MOTOR EXPRESS INC.,</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.: 0172115009005**

**Category: Abatement      Property Type: Commercial Real**
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:            \$2,200,000**

(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 8th day of February 2013.

**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.

*Debra A. Baumbach*

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Debra A. Baumbach

*CM*

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



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	STATE OF COLORADO BOARD OF ASSESSMENT APPEALS  <b>2013 FEB -4 AM 12:00</b>
<b>Petitioner:</b> MIDWEST MOTOR EXPRESS INC.  <b>Respondent:</b> ADAMS COUNTY BOARD OF COMMISSIONERS.	<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	Docket Number: 60712 County Schedule Number: R0114808
<b>STIPULATION (As to Abatement/Refund for Tax Year 2011)</b>	

Petitioner 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:  
 9780 Emporia Street, Henderson, CO  
 Parcel: 0172115009005
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	\$ 634,234
Improvements	\$ 1,779,086
Total	\$ 2,413,320

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

Land	\$ 634,234
Improvements	\$ 1,779,086
Total	\$ 2,413,320

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax year 2011 actual value for the subject property:

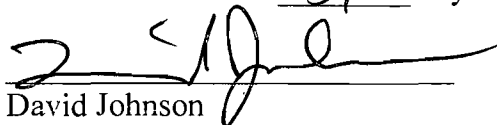
Land	\$ 634,234
Improvements	\$ 1,565,766
Total	\$ 2,200,000

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

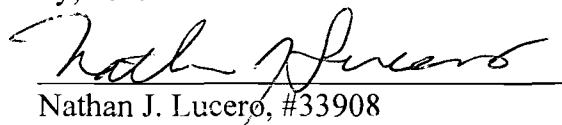
7. Brief narrative as to why the reduction was made: Market lease rates have fallen and vacancies increased which had a negative impact on subject's market value. Therefore, a 10% reduction in total value is considered appropriate and market supported.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 10, 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).

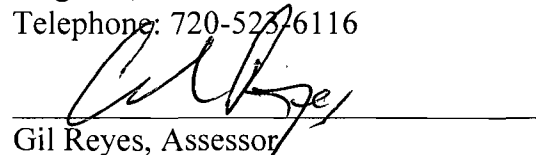
DATED this 31 day of January, 2013.

  
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David Johnson

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Gil Reyes, Assessor

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