

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 60883</b>
Petitioner: <b>148TH AND SABLE BOULEVARD BUILDING LOT 3 LLC,</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.: R0179099**

**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:  

**Total Value:            \$110,250**

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

**ORDER:**

Respondent is ordered to reduce the 2012 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 9th day of April 2013.

**BOARD OF ASSESSMENT APPEALS**

*Debra A. Baumbach*

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Diane M. DeVries

*Debra A. Baumbach*

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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



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

**Petitioner:**  
148TH AND SABLE BOULEVARD BUILDING  
LOT 3 LLC

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

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STATE OF COLORADO  
BD OF ASSESSMENT APPEALS  
**2013 APR -3 PM 12:19**

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Docket Number: 60883  
County Schedule Number:  
R0179099

**STIPULATION (As to Tax Year 2012 Actual Value)**

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2012 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:  
Sable Center Subdivision, Lot 3, Brighton, CO  
Parcel: 0156918203004
2. The subject property is classified as vacant land.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2012:

Land	\$ 157,501
Improvements	\$ 0
Total	\$ 157,501

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

Land	\$ 157,501
Improvements	\$ 0
Total	\$ 157,501

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2012 for the subject property:

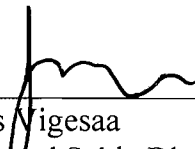
Land	\$ 110,250
Improvements	\$ 0
Total	\$ 110,250

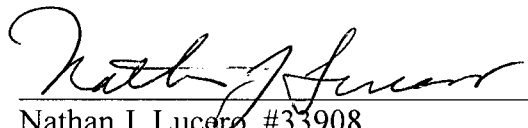
6. The valuation, as established above, shall be binding only with respect to tax year 2012.

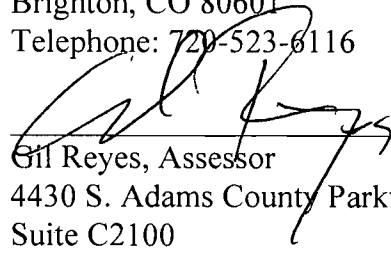
7. Brief narrative as to why the reduction was made: The Petitioner submitted evidence regarding the difficulty in marketing a lot thissmall for industrial use. The Petitioner also submitted comparable sales to warrant a reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 5, 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 1<sup>st</sup> day of April, 2013.

  
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