

|   |                             |
|---|-----------------------------|
| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203                        | <b>Docket Number: 61078</b> |
| Petitioner:<br><b>JP MORGAN CHASE BANK NATIONAL ASSOCIATION,</b><br><br>v.<br><br>Respondent:<br><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.: R0173579**

**Category: Valuation      Property Type: Commercial Real**
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:            \$1,470,000**

(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 20th day of May 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*

\_\_\_\_\_  
Debra A. Baumbach

*Cara McKeller*

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



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

STATE OF COLORADO  
BO OF ASSESSMENT APPEALS

2013 MAY -9 PM 1:27

**Petitioner:**  
JP MORGAN CHASE BANK NATIONAL  
ASSOCIATION

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

**▲ COURT USE ONLY ▲**

Docket Number: 61078  
County Schedule Number:  
R0173579

Nathan J. Lucero, #33908  
Assistant Adams 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

**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:  
10404 Colorado Blvd., Thornton, CO  
Parcel: 0172107314021
- 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 2012:

|              |              |
|--------------|--------------|
| Land         | \$ 1,101,080 |
| Improvements | \$ 459,533   |
| Total        | \$ 1,560,613 |

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

|              |              |
|--------------|--------------|
| Land         | \$ 1,101,080 |
| Improvements | \$ 459,533   |
| Total        | \$ 1,560,613 |

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         | \$ 1,101,080 |
| Improvements | \$ 368,920   |
| Total        | \$ 1,470,000 |


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

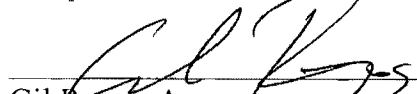
7. Brief narrative as to why the reduction was made: Property was suffering with high vacancy rates and declining lease rates.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 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 \_\_\_\_\_ day of April, 2013.

 5.6.2013  
 \_\_\_\_\_  
 Mark Bowyer  
 Declaration Services, Inc.  
 2025 Gateway Place, Suite 228  
 San Jose, CA 95110  
 Telephone: 408-453-2715

  
 \_\_\_\_\_  
 Nathan J. Lucero, #33908  
 Assistant Adams 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

Docket Number: 61078