

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 61647</b>
Petitioner: <b>WALKER PROPERTY GROUP 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.: 0182510409001**  
  
**Category: Abatement      Property Type: Commercial Real**
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:            \$2,700,000**  
 (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 9th day of April 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 BOARD OF ASSESSMENT APPEALS  2013 APR -4 PM 1:44  <b>▲ COURT USE ONLY ▲</b>  <hr/> Docket Number: 61647 County Schedule Number: R0103609
<b>Petitioner:</b> WALKER PROPERTY GROUP INC  <b>Respondent:</b> ADAMS COUNTY BOARD OF COMMISSIONERS.	
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	
<b>STIPULATION (As to Abatement/Refund for Tax Year 2009-2010)</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(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:  
 420 E. 58th Avenue, Denver, CO  
 Parcel: 0182510409001
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 2009-2010:

Land	\$ 269,187
Improvements	\$ 2,558,813
Total	\$ 2,828,000

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

Land	\$ 269,187
Improvements	\$ 2,558,813
Total	\$ 2,828,000

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax year 2009-2010 actual value for the subject property:

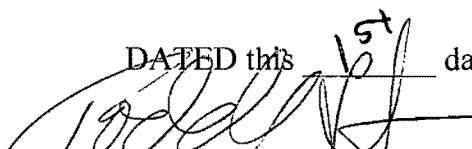
Land	\$ 269,187
Improvements	\$ 2,430,813
Total	\$ 2,700,000

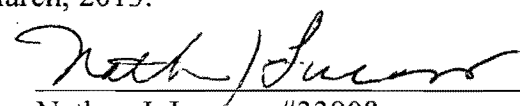
6. The valuation, as established above, shall be binding only with respect to tax year 2009-2010.

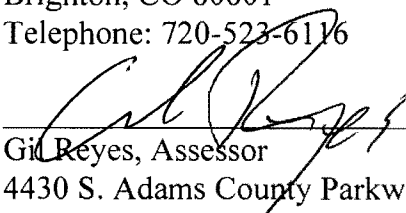
7. Brief narrative as to why the reduction was made: reduction to income value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 8, 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 10<sup>th</sup> day of April, 2013.

  
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