

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 62361</b>
Petitioner: <b>CFT DEVELOPMENTS 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.: R170376**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:  

**Total Value:            \$1,600,000**

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

**ORDER:**

Respondent is ordered to reduce the 2013 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 22nd day of November 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.

*Cara McKeller*

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



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

**Petitioner:**  
CFT DEVELOPMENTS LLC

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

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

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2013 NOV 21 AM 10:17

**▲ COURT USE ONLY ▲**

---

Docket Number: 62361  
County Schedule Number:  
R0170376

**STIPULATION (As to Tax Year 2013 Actual Value)**

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2013 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:  
2680 W. 104th Avenue, Federal Heights, CO  
Parcel: 0171917117002
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 2013:

Land	\$ 938,544
Improvements	\$ 1,034,428
Total	\$ 1,972,972

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

Land	\$ 938,544
Improvements	\$ 1,034,428
Total	\$ 1,972,972

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2013 for the subject property:


Land	\$ 938,544
Improvements	\$ 661,456
Total	\$ 1,600,000

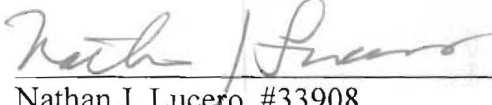
6. The valuation, as established above, shall be binding only with respect to tax year 2013.

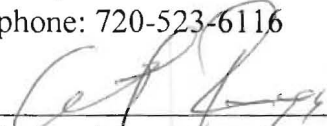
7. Brief narrative as to why the reduction was made: The subject is a two building multi-tenant retail/restaurant parcel that has suffered excess vacancy problems during the base year period.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 24, 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 19 day of November, 2013.

  
 \_\_\_\_\_  
 Jason Letman  
 Consultus Asset Valuation  
 68 Inverness Lane East, Suite 205  
 Englewood, CO 80112  
 Telephone: 303-770-2420

  
 \_\_\_\_\_  
 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: 62361