

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 6th day of January 2014.

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

[Handwritten signature]



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	STATE OF COLORADO BD OF ASSESSMENT APPEALS 2014 JAN -3 AM 9:19
Petitioner: JHDS LLC Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	▲ COURT USE ONLY ▲
Nathan J. Lucero, #33908 Assistant Adams County Attorney 4430 S. Adams County Parkway 5 th Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	Docket Number: 62490 Multiple County Account Numbers: (As set forth in Attachment A)
STIPULATION (As to Tax Year 2013 Actual Value)	

Petitioner 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 and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on Attachment A to this Stipulation.
2. The subject properties are classified as commercial properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2013.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2013 actual values of the subject properties, as shown on Attachment A.

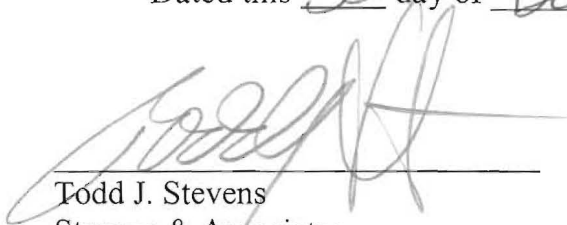
Total 2013 Proposed Value: \$3,518,200
(Referenced in Attachment A)

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2013.

6. Brief narrative as to why the reductions were made: More consideration was made to the income approach to value each of the parcels using the rent rates supplied by the Petitioner.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 27, 2014 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

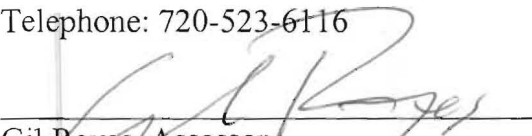
Dated this 30 day of December, 2013.



Todd J. Stevens
Stevens & Associates
9635 Maroon Circle, Suite 450
Englewood, CO 80112
Telephone: 303-347-1878



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: 62490

ATTACHMENT A

Account Number: R0098098

Original Value:

Land:	\$742,568
Improvements:	\$1,767,438
Total:	\$2,510,006

Stipulated Value:

Land:	\$742,568
Improvements:	\$1,732,232
Total:	\$2,474,800

Account Number: R0098103

Original Value:

Land:	\$731,501
Improvements:	\$1,084,300
Total:	\$1,815,801

Stipulated Value:

Land:	\$731,501
Improvements:	\$311,899
Total:	\$1,043,400

TOTAL NEW VALUE OF ACCOUNTS = \$3,518,200