

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63423
Petitioner: TRIAD INVESTMENTS LLC, v. Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: R0110660

Category: Valuation Property Type: Industrial
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: \$712,800
 (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 28th day of February 2014.

BOARD OF ASSESSMENT APPEALS

Debra A. Baumbach

Diane M. DeVries

Diane M. DeVries

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 80203STATE OF COLORADO
BO OF ASSESSMENT APPEALS

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Petitioner:

TRIAD INVESTMENTS LLC

Respondent:

ADAMS COUNTY BOARD OF EQUALIZATION.

▲ COURT USE ONLY ▲Nathan J. Lucero, #33908
Assistant Adams County Attorney
4430 S. Adams County Parkway
5th Floor, Suite C5000B
Brighton, CO 80601
Telephone: 720-523-6116
Fax: 720-523-6114Docket Number: 63423
County Schedule Number:
R0110660**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:
581 Marion Street, Denver, CO
Parcel: 0182514208031
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	\$ 111,829
Improvements	\$ 922,171
Total	\$ 1,034,000

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

Land	\$ 111,829
Improvements	\$ 922,171
Total	\$ 1,034,000

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	\$ 111,829
Improvements	\$ 600,971
Total	\$ 712,800

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

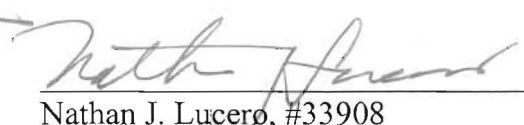
7. Brief narrative as to why the reduction was made: more consideration was made to value the subject property using the income approach.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 14, 2014 at 8:30 a.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

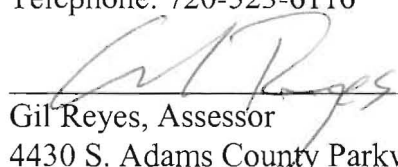
DATED this 21 day of February, 2014.



Todd J. Stevens
Stevens & Associates, Inc.
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

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