

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63432
Petitioner: KUSHNIROFF 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.: R0137096+2

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: \$4,043,263

(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 11th day of February 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.

Cara McKeller

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



2014 FEB 10 AM 9:12

BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: 63432 Multiple County Account Numbers: (As set forth in Attachment A)
Petitioner: KUSHNIROFF INVESTMENTS LLC	
Respondent: ADAMS COUNTY BOARD OF EQUALIZATION. 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	
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: \$4,043,263
(Referenced in Attachment A)

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

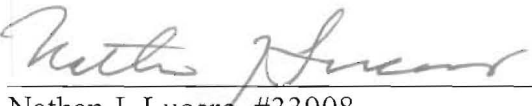
6. Brief narrative as to why the reductions were made: More consideration was made to value each of the parcels using the income approach.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 4, 2014 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

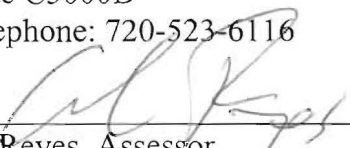
Dated this 5 day of February, 2014.



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Docket Number: 63432

ATTACHMENT A

Account Number: R0137096

Original Value:

Land:	\$944,160
Improvements:	\$350,753
Total:	\$1,294,913

Stipulated Value:

Land:	\$851,461
Improvements:	\$182,366
Total:	\$1,033,827

Account Number: R0137097

Original Value:

Land:	\$944,787
Improvements:	\$275,496
Total:	\$1,220,283

Stipulated Value:

Land:	\$852,026
Improvements:	\$107,410
Total:	\$959,436

Account Number: R0137098

Original Value:

Land:	\$981,673
Improvements:	\$1,603,895
Total:	\$2,585,568

Stipulated Value:

Land:	\$885,291
Improvements:	\$1,164,709
Total:	\$2,050,000

TOTAL NEW VALUE OF ACCOUNTS = \$4,043,263