

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64914
Petitioner: GABRIEL AND MARIA SARA RODRIGUEZ , 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.: R0071215

Category: Valuation Property Type: Mixed Use
2. Petitioner is protesting the 2014 actual value of the subject property.
3. The parties agreed that the 2014 actual value of the subject property should be reduced to:

Total Value: \$484,972
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2014 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 3rd day of February 2015.

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.

CMK

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 64914

Single County Schedule Number: R0071215

STIPULATION (as to Tax Year 2013 Actual Value)

GABRIEL AND MARIA SARA RODIGRUEZ

Petitioners,

vs.

ADAMS COUNTY BOARD OF EQUALIZATION

Respondent.

Petitioners and Respondent hereby enter into this Stipulation regarding the tax year 2014 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioners and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

SECT,TWN,RNG:1-2-67 DESC: BEG AT A PT ON S LN SW4 SEC 1 FROM WHICH PT SW COR SD SEC BRS N 89D 35 M W 335/30 FT TH E ALG SD S LN 651/40 FT FT M/L TO A PT FROM WHICH THE PT OF INTERSEC OF NWLY ROW LN US HIWAY 6 and S LN SW4 BRS S E 93 FT TH N 0D 12M W 767/18 FT M/L TO A PT ON SLY BANK OF BURLINGTON DT TH WLY ALG SD SLY BANK THE FOL COURSES N 84D 28M W 37/96 FT TH S 54D 39M W 80 FT TH S 45D 18M W 199/93FT TH S 47D 58M W 249/80 FT TH S 58D 44M W 200 FT TH S 46D 14M W 110

With a physical address of: 12381 E 112TH AVE, BRIGHTON, COLORADO

2. The Subject Property is classified as Commercial, in part, and Residential, in part.
3. The County Assessor Originally assigned the following actual value to the subject property for tax year 2013:

Commercial Land:	\$ 784,751.00
Residential Land:	\$ 135,000.00
Residential Improvements:	\$ 224,889.00
Outbuilding:	\$ 7,774.00
TOTAL:	\$1,152,414.00

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

Commercial Land:	\$ 784,751.00
Residential Land:	\$ 135,000.00
Residential Improvements:	\$ 224,889.00
Outbuilding:	\$ 7,774.00
TOTAL:	\$1,152,414.00

5. After further review and negotiation, Petitioners and the County Board of Equalization agree to the following tax year 2013 actual value for the Subject Property:

Commercial Land:	\$ 261,714.00
Residential Land:	\$ 45,023.00
Residential Improvements:	\$ 170,461.00
Outbuilding:	\$ 7,774.00
TOTAL:	\$ 484,972.00

6. The valuations shall be binding only with respect to tax year 2013.

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

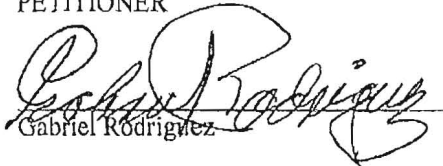
The parties agree that the above valuation is appropriate based on valuations of the Subject Property and the Second Subject Property performed by appraisers for Respondent and Petitioners.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 3, 2014, at 8:30, be vacated.


Dated this 28th day of January, 2015.

Respectfully submitted,

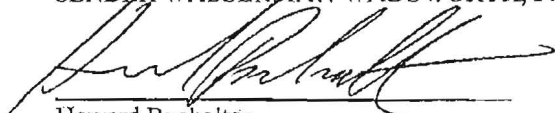
PETITIONER


Gabriel Rodriguez

ADAMS COUNTY BOARD OF
EQUALIZATION


Kerri Booth, #42562
Attorney for Respondent

SENDER WASSERMAN WADSWORTH, P.C.


Howard Buchalter
Attorneys for Petitioners