

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 64925

Petitioner:

**BRANNAN SAND AND GRAVEL COMPANY
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.: R0180976

Category: Valuation Property Type: Commercial Real

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: \$5,500,000

(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 18th day of December 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

Cara McKeller



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2014 DEC -9 AM 9:42
Petitioner: BRANNAN SAND AND GRAVEL COMPANY, LLC Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	▲ COURT USE ONLY ▲
Kerri A. Booth, #42562 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: 64925 County Schedule Number: R0180976
STIPULATION (As to Tax Year 2014 Actual Value)	

Petitioner(s) 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.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
 5880 Lipan Street, Denver, CO
 Parcel: 0182509401006
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 2014:

Land	\$ 4,289,832
Improvements	\$ 1,568,747
Total	\$ 5,858,579

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

Land	\$ 4,289,832
Improvements	\$ 1,568,747
Total	\$ 5,858,579

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2014 for the subject property:

Land	\$ 4,289,832
Improvements	\$ 1,210,168
Total	\$ 5,500,000

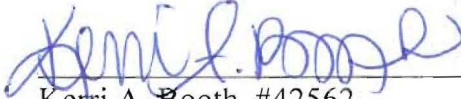
6. The valuation, as established above, shall be binding only with respect to tax year 2014.

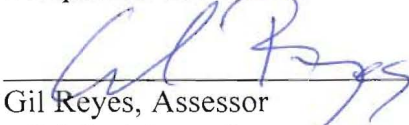
7. Brief narrative as to why the reduction was made: Subject property's excess land area is irregularly shaped with poor access and limited alternative uses. Small downward adjustment indicated.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 5, 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 2nd day of December, 2014.


David Johnson
Joseph C. Sansone Company
18040 Edison Avenue
Chesterfield, MO 63005
Telephone: 636-733-5455


Kerri A. Booth, #42562
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: 64925