

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 65659
Petitioner: NORTHEAST INDUSTRIAL LLC v. Respondent: ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS.	
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.: R0092748

Category: Abatement Property Type: Industrial
2. Petitioner is protesting the 11-12 actual value of the subject property.
3. The parties agreed that the 11-12 actual value of the subject property should be reduced to:

Total Value: \$1,150,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

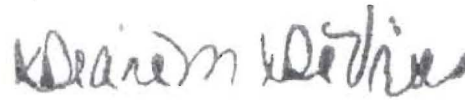
ORDER:

Respondent is ordered to reduce the 11-12 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 12th day of August 2015.

BOARD OF ASSESSMENT APPEALS

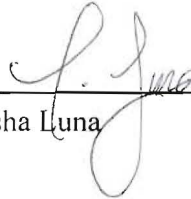


Diane M. DeVries



Debra A. Baumbach

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Tisha Luna

STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2015 AUG 10 PM 3:23	
BOARD OF ASSESSMENT APPEALS State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	▲ COURT USE ONLY ▲
Petitioner: NORTHEAST INDUSTRIAL LLC	
Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS	
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: 65659 County Schedule Number: R0092748
STIPULATION (As to Abatement/Refund for Tax Year 2011-2012)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2011-2012 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:
 4970 Monaco Street, Commerce City, CO
 Parcel: 0182317406019
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 2011-2012:

Land	\$ 174,358
Improvements	\$ 1,219,640
Total	\$ 1,393,998

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

Land	\$ 174,358
Improvements	\$ 1,219,640
Total	\$ 1,393,998

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax year 2011-2012 actual value for the subject property:


Land	\$ 174,358
Improvements	\$ 975,642
Total	\$ 1,150,000

6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year 2011-2012 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

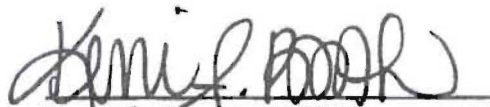
7. Brief narrative as to why the reduction was made: lease rates coupled with vacancy rate indicated a reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 24, 2015, 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 3rd day of August, 2015.



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



Kerri A. Booth, #42562
Assistant Adams County Attorney
4430 S. Adams County Parkway
Suite C5000B
Brighton, CO 80601
Telephone: 720-523-6116

Docket Number: 65659