

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 65775
Petitioner: RALL LLC C/O - BRETT L RHOADES 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.: R0174678

Category: Abatement Property Type: Commercial
2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:

Total Value: \$2,300,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

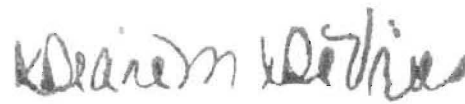
ORDER:

Respondent is ordered to reduce the 2012 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 6th day of October 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



<p>BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203</p>	
<p>Petitioner: RALL LLC C/O</p> <p>Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS</p>	<p style="text-align: center;">▲ COURT USE ONLY ▲</p>
<p>Kerri A. Booth, #42562 Assistant Adams County Attorney 4430 S. Adams County Parkway 5th Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114</p>	<p>Docket Number: 65775 County Schedule Number: R0174678</p>
<p>STIPULATION (As to Abatement/Refund for Tax Year 2012)</p>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 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:
13741 Colorado Blvd., Thornton, CO 80602
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 2012:

Land	\$ 765,184.00
Improvements	\$ 1,818,810.00
Total	\$ 2,583,994.00

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

Land	\$ 765,184.00
Improvements	\$ 1,818,810.00
Total	\$ 2,583,994.00

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

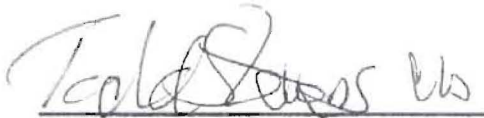
Land	\$ 765,184.00
Improvements	\$ 1,534,816.00
Total	\$ 2,300,000.00

6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year 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: The market and income approaches to value support a value that is lower than the current assigned cost value.

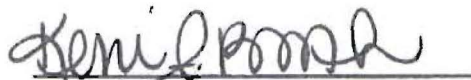
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 4, 2015, at 8:30 a.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

DATED this 30th day of September, 2015.



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