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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203 | <b>Docket Number: 66172</b> |
| Petitioner:<br><b>LENFA FOOD LLC -</b><br><br>v.<br><br>Respondent:<br><b>ADAMS COUNTY BOARD OF EQUALIZATION</b>     |                             |
| <b>ORDER ON STIPULATION</b>  |                             |

**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.: R0093872**  
     **Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2015 actual value of the subject property.
3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

**Total Value: \$2,022,050**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2015 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 4th day of May 2016.

**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

*G. Katardzic*

\_\_\_\_\_  
Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS,**  
**State of Colorado**  
1313 Sherman Street, Room 315  
Denver, CO 80203

2016 MAY -2 AM 9:45

**Petitioner:**  
LENFA FOOD LLC

**Respondent:**  
ADAMS COUNTY BOARD OF EQUALIZATION.

**▲ COURT USE ONLY ▲**

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Docket Number: 66172  
County Schedule Number:  
R0093872

**STIPULATION (As to Tax Year 2015 Actual Value)**

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2015 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:  
3333 Moline Street, Aurora, CO 80010
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 2015:

|              |             |
|--------------|-------------|
| Land         | \$566,280   |
| Improvements | \$2,200,370 |
| Total        | \$2,766,650 |

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

|              |             |
|--------------|-------------|
| Land         | \$566,280   |
| Improvements | \$2,200,370 |
| Total        | \$2,766,650 |

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2015 for the subject property:

|              |             |
|--------------|-------------|
| Land         | \$566,280   |
| Improvements | \$1,455,770 |
| Total        | \$2,022,050 |

6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year 2015 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

7. Brief narrative as to why the reduction was made: A review of market sales in the subject property's location and the age and utility of the subject, supports an adjustment to the assigned value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 5, 2016 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 22nd day of April 2016.



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