

DATED AND MAILED this 21st day of April 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 APR 18 PM 4: 30

Petitioner:
DIRECT MCR PROPERTIES LLC

Respondent:
ADAMS COUNTY BOARD OF EQUALIZATION.

▲ COURT USE ONLY ▲

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Docket Number: 66361
County Schedule Number:
R0175483

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:
5590 E. 55th Avenue, Commerce City, CO 80022
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	\$437,048
Improvements	\$1,405,970
Total	\$1,843,018

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

Land	\$437,048
Improvements	\$1,405,970
Total	\$1,843,018

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	\$437,048
Improvements	\$1,081,515
Total	\$1,518,563

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 properties location, and an adjustment to the surplus land, supports a reduction to the assigned value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 1, 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 7th day of December, 2015.

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