# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203

Docket Number: 66371

Petitioner:

**COPART INC-**

٧.

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:

Subject property is described as follows: 1.

County Schedule No.:

R0134298

Category: Valuation

Property Type: Commercial

- Petitioner is protesting the 2015 actual value of the subject property. 2.
- 3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value:

\$2,850,000

(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 21st day of April 2016.

#### **BOARD OF ASSESSMENT APPEALS**

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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

Cordona Katardzia

STATE OF COLORADO

RD OF ASSESSMENT APPEALS

## BOARD OF ASSESSMENT APPEALS, State of Colorado 2016 APR 18 PM 4: 30 1313 Sherman Street, Room 315 Denver, CO 80203 Petitioner: COPART INC Respondent: ▲ COURT USE ONLY ▲ ADAMS COUNTY BOARD OF EQUALIZATION. Docket Number: 66371 Kerri A. Booth, #42562 County Schedule Number: Assistant Adams County Attorney R0134298 4430 S. Adams County Parkway 5<sup>th</sup> Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114 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: 6464 Downing Street, Denver, CO 80229
- 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 \$2,103,007 Improvements \$1,137,902 Total \$3,240,909

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

Land	\$2,103,007
Improvements	\$1,137,902
Total	\$3,240,909

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	\$2,103,007
Improvements	\$746,993
Total	\$2,850,000

- 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, the age of the subject property, and adjustments to the surplus land supports an adjustment to the assigned value.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 25, 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 Hh day of becember , 2015.

Stevens & Associates, Inc.

Todd J. Stevens

9635 Maroon Circle, Suite 450

Englewood, CO 80112

Telephone: (303) 347-1878

Email: todd@stevensandassoc.com

Kerri A. Booth, #42562

Assistant Adams County Attorney 4430 S. Adams County Parkway

Suite C5000B

Brighton, CO 80601

Telephone: 720-523-6116

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