# **BOARD OF ASSESSMENT APPEALS,** Docket Number: 66387 STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 Petitioner: OAKLAND BUSINESS PARK LLC -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:

1. Subject property is described as follows:

County Schedule No.:

R0093891

Category: Valuation

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:** 

\$2,403,000

(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**

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

Gordana Katardzic

BOARD OF ASSESSMENT APPEALS, State of Colorado

1313 Sherman Street, Room 315 Denver, CO 80203

Petitioner:

OAKLAND BUSINESS PARK LLC

Respondent:

ADAMS COUNTY BOARD OF EQUALIZATION.

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STATE OF COLORADO

**▲ COURT USE ONLY ▲** 

Docket Number: 66387 County Schedule Number:

R0093891

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: 11801 E. 33<sup>rd</sup> Avenue, 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 \$491,747 Improvements \$2,211,630 Total \$2,703,377

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

Land	\$491,747
Improvements	\$2,211,630
Total	\$2,703,377

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	\$491,747
Improvements	\$1,911,253
Total	\$2,403,000

- 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 the actual income supports an adjustment to the assigned value.

8.	Both parties agree that the hearing sch	eduled before the Board of Assessment
Appeals o	n February 9, 2016 at 8:30 a.m. be vacated	l; or, a hearing has not yet been
scheduled	before the Board of Assessment Appeals	(check if appropriate).

DATED this 11th day of December , 2015	DATED	this 11th	day of	Derem	DOR	, 201	15.
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