

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 66524
Petitioner: RC COLORADO ENTERPRISES LLC v. 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.: R0142646

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: \$983,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

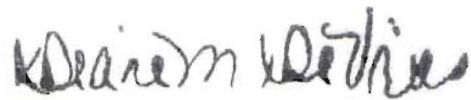
ORDER:

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 10th day of February 2016.

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 style="text-align: center;">STATE OF COLORADO BOARD OF ASSESSMENT APPEALS</p> <p>BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203</p>	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> <p>Docket Number: 66524 County Schedule Number: R0142646</p>
<p>Petitioner: RC COLORADO ENTERPRISES LLC</p> <p>Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.</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>STIPULATION (As to Tax Year 2015 Actual Value)</p>	

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:
10160 Grant Street, Thornton, 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	\$494,008
Improvements	\$553,790
Total	\$1,047,798

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

Land	\$494,008
Improvements	\$553,790
Total	\$1,047,798

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	\$494,008
Improvements	\$488,992
Total	\$983,000

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: Market comparables of similar properties were reviewed and supported an adjustment to the assigned value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 18, 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 25th day of January 2016.



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