

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 66552</b>
Petitioner: <b>10701 MELODY DRIVE LLC -</b>  v.  Respondent: <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.: R0037170+1**

**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: \$3,001,304**

(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 8th day of March 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



<b>BOARD OF ASSESSMENT APPEALS,</b> State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	2016 MAR -3 AM 9:16
<b>Petitioner:</b> 10701 MELODY DRIVE LLC	<b>▲ COURT USE ONLY ▲</b> <hr/> Docket Number: 66552 Multiple County Account Numbers: (As set forth in Attachment A)
<b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	
Kerri Booth, #42562 Assistant Adams County Attorney 4430 S. Adams County Parkway 5 <sup>th</sup> Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	
<b>STIPULATION (As to Tax Year 2015 Actual Value)</b>	

Petitioner 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 and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on Attachment A to this Stipulation.
2. The subject properties are classified as Commercial properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2015.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2015 actual values of the subject properties, as shown on Attachment A.

**Total 2015 Proposed Value:       \$3,001,304**  
**(Referenced in Attachment A)**

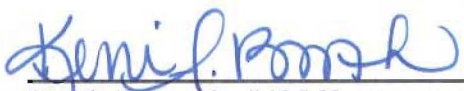
5. The Both parties stipulate and agree that the valuations as established in Attachment A are binding with respect to tax year 2015 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

6. Brief narrative as to why the reductions were made: The high level of vacancy and the age and utility of this property supports a reduction in value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 14, 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 23rd day of February 2016.

  
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RYAN, LLC  
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Telephone: 720-523-6116

Docket Number: 66552

ATTACHMENT A

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**Account Number: R0037170**

Original Value:  
Land: \$119,549  
Improvements: \$135,888  
Total: \$255,437

Value after BOE Appeal:  
Land: \$119,549  
Improvements: \$135,888  
Total: \$255,437

Stipulated Value:  
Land: \$119,549  
Improvements: \$135,888  
Total: \$255,437

**Account Number: R0037171**

Original Value:  
Land: \$442,920  
Improvements: \$2,500,870  
Total: \$2,943,790

Value after BOE Appeal:  
Land: \$442,920  
Improvements: \$2,500,870  
Total: \$2,943,790

Stipulated Value:  
Land: \$442,920  
Improvements: \$2,302,947  
Total: \$2,745,867

**TOTAL NEW VALUE OF ACCOUNTS = \$3,001,304**