

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 66579</b>
Petitioner: <b>84TH AVENUE INVESTMENT PARTNERS, LLC - CHRISTOPHER CAMPBELL</b> v. Respondent: <b>ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS</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.: R0154801**  
**Category: Abatement Appeal                      Property Type: Commercial**
2. Petitioner is protesting the 2014 actual value of the subject property.
3. The parties agreed that the 2014 actual value of the subject property should be reduced to:  

**Total Value: \$763,300**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2014 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 3rd day of May 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*

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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 APR 28 AM 10:00
<b>Petitioner:</b> 84 <sup>TH</sup> AVENUE INVESTMENT PARTNERS LLC	<b>▲ COURT USE ONLY ▲</b> <hr/> Docket Number: 66579 County Schedule Number: R0154801
<b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	
Kerri A. 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 2014 Actual Value)</b>	

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2014 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:  
51 W. 84<sup>th</sup> Avenue, Thornton, CO 80260
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 2014:

Land	\$128,323
Improvements	\$831,788
Total	\$960,111

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

Land	\$128,323
Improvements	\$831,788
Total	\$960,111

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2014 for the subject property:

Land	\$128,323
Improvements	\$634,977
Total	\$763,300

6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year 2014 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

7. Brief narrative as to why the reduction was made: The overall condition, income from leases, and the high level of vacancy, support an adjustment to the assigned value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 12, 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 22nd day of April \_\_\_\_\_ 2016.

  
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