

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 68849</b>
Petitioner: <b>J.A.C. AND ASSOCIATES LLC -</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.: R0103651**  
     **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: \$1,573,000**  
 (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 11th day of October 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*

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Gordana Katardzic



BOARD OF ASSESSMENT APPEALS,  
State of Colorado  
1313 Sherman Street, Room 315  
Denver, CO 80203

**Petitioner:**  
J.A.C. AND ASSOCIATES, LLC

**Respondent:**  
ADAMS COUNTY BOARD OF COMMISSIONERS

**▲ COURT USE ONLY ▲**

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Docket Number: 68849  
County Schedule Number:  
R0103651

**STIPULATION (As to Abatement/Refund for Tax Year 2014)**

Petitioner 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:  
909 E. 62<sup>nd</sup> Avenue, Denver, CO 80216.
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	286,235
Improvements	<u>1,426,245</u>
Total	1,712,480

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

Land	286,235
Improvements	<u>1,426,245</u>
Total	1,712,480

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

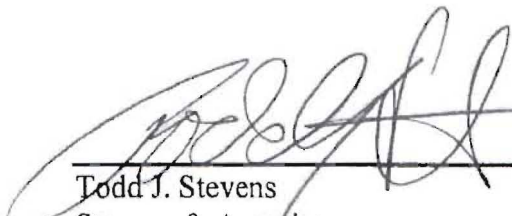
Land	286,235
Improvements	<u>1,286,765</u>
Total	1,573,000

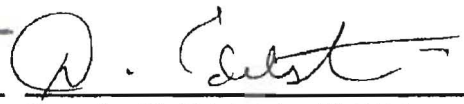
6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year **2014** and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

7. Brief narrative as to why the reduction was made: Market sales and the overall condition and location of this property supports an adjustment to the assigned value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on N/A at N/A a.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals  (check if appropriate).

DATED this 27 day of August 2016.

  
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