

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 68854
Petitioner: PRARIE CENTER RETAIL ONE LLC C/O CHICK FIL A INC - v. Respondent: ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS	
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.: R0180520
Category: Abatement Appeal Property Type: Commercial

2. Petitioner is protesting the 13-14 actual value of the subject property.

3. The parties agreed that the 13-14 actual value of the subject property should be reduced to:

Total Value: \$1,224,917
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 13-14 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

Debra A. Baumbach

G. Katardzic

Gordana Katardzic



2016 OCT -7 PM 2:07

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

Petitioner:
PRAIRIE CENTER RETAIL ONE, LLC, C/O FIL A
INC.

Respondent:
ADAMS COUNTY BOARD OF COMMISSIONERS

▲ COURT USE ONLY ▲

Docket Number: 68854
County Schedule Number:
R0180520

Douglas K. Edelstein, #24542
Deputy Adams County Attorney
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

STIPULATION (As to Abatement/Refund for Tax Year 2013/2014)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2013/2014 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:
2035 Prairie Center Parkway, Brighton, CO 80601.
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 **2013/2014**:

Land	873,122
Improvements	543,826
Total	1,416,948

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

Land	873,122
Improvements	<u>543,826</u>
Total	1,416,948

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax year **2013/2014**, actual value for the subject property:

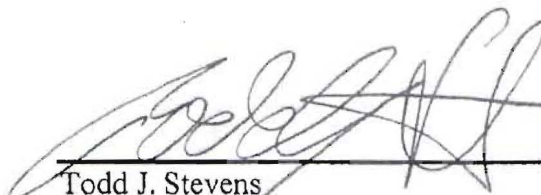
Land	873,122
Improvements	<u>351,795</u>
Total	1,224,917

6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year **2013/2014** 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 valuation approach was changed from a cost approach to an income approach, adjusted value is supported by market.

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 29 day of August 2016.



Todd J. Stevens
 Stevens & Associates
 9635 Maroon Circle, Suite 450
 Englewood, CO 80112
 Email: Todd@Stevensandassoc.Com



Douglas K. Edelstein, #24542
 Deputy Adams County Attorney
 4430 S. Adams County Parkway
 Suite C5000B
 Brighton, CO 80601
 Telephone: 720-523-6116

Docket Number: 68854