

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69139
Petitioner: MAJESTIC REALTY CO. - 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.: R0187866
 Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

Total Value: \$12,453,903
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

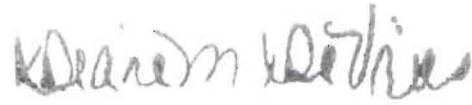
ORDER:

Respondent is ordered to reduce the 2016 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 19th day of July 2017.

BOARD OF ASSESSMENT APPEALS

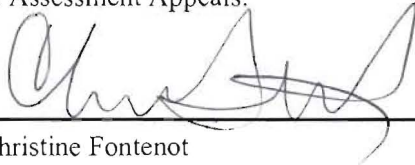


Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Christine Fontenot



2017 JUL 18 PM 4:36

BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	
Petitioner: MAJESTIC REALTY CO. Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	▲ COURT USE ONLY ▲
Attorneys for Respondent: Adams County Attorney's Office Kerri A. Booth, #42562 Assistant County Attorney 4430 S. Adams County Parkway 5 th Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	Docket Number: 69139 County Schedule Number: 2016
STIPULATION (As to Tax Year 2016 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2016 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 property subject to this Stipulation is described as:
 19799 E. 36th Drive, Aurora Colorado, 80011.
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 2016:

Land	\$2,972,164
Improvements	\$18,963,477
Total	\$21,935,641

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

Land	\$2,972,164
Improvements	\$18,963,477
Total	\$21,935,641

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2016 for the subject property:

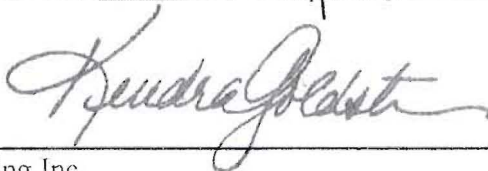
Land	\$2,972,164
Improvements	\$9,481,739
Total	\$12,453,903 ✓

6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year 2016 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

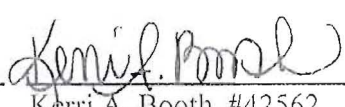
7. Brief narrative as to why the reduction was made: Reduction from 75% complete to 50% complete for this new construction property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 19, 2017 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 27th day of April _____ 2017.



Sterling Inc.
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