

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69308
Petitioner: CHARLES J MURPHY 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.: R0091922
 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: \$972,000
 (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 24th day of March 2017.

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. Katardic

Gordana Katardzic



2017 MAR 22 AM 9:18

BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	▲ COURT USE ONLY ▲ Docket Number: 69308 County Schedule Number: R0091922
Petitioner: MURPHY CHARLES J Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
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	
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:
 5855 E. 56th Avenue, Commerce City, Colorado, 80022.
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	\$189,000
Improvements	\$909,350
Total	\$1,098,350

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

Land	\$189,000
Improvements	\$909,350
Total	\$1,098,350

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	\$189,000
Improvements	\$783,000
Total	\$972,000

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: The rental rate was adjusted based on comparable market rent comps.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 1, 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 13th day of March 2017.



Joseph C. Sansone Co.
David Johnson
18040 Edison Ave.
Chesterfield, MO 63005
Telephone: (636) 733-5470
Email: Appeals @Jcsco.Com



Kerri A. Booth, #42562
Assistant Adams County Attorney
4430 S. Adams County Parkway
Suite C5000B
Brighton, CO 80601
Telephone: 720-523-6116