

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 74800</b>
Petitioner: <b>P AND A WALGREENS NORTHGLENN, 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 accepted 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.: R0129017**  
**Category: Abatement Appeal                      Property Type: Commercial**
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

**Total Value: \$2,335,716**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2017 actual value of the subject property, as set forth above.

The Adams County Assessor is directed to change his/her records accordingly.

**DATED** this 4th day of March 2019.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

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

*Yesenia Araujo*

\_\_\_\_\_  
Yesenia Araujo



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, Colorado 80203	<p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p> <hr/> Docket Number: 74800  County Schedule Number: R0129017
<b>Petitioner:</b> P AND A WALGREENS NORTHGLENN, LLC  <b>Respondent:</b> ADAMS COUNTY BOARD OF COMMISSIONERS	
<b>Attorneys for Respondent:</b> Adams County Attorney's Office Meredith P. Van Horn, #42487 Assistant Adams County Attorney 4430 S. Adams County Parkway 5 <sup>th</sup> Floor, Suite C5000B Brighton, Colorado 80601 Telephone: 720-523-6116 Fax: 720-523-6114	
<b>STIPULATION (As to Abatement/Refund for Tax Year 2017)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the **tax year 2017** 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 located at as:  
750 E 120th Avenue, Northglenn, Colorado.
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 **2017**:

Land	916,533
Improvements	<u>1,548,946</u>
Total	2,465,479

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

Land	916,533
Improvements	<u>1,548,946</u>
Total	2,465,479

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax year **2017** actual value for the subject property:


Land	916,533
Improvements	<u>1,419,183</u>
Total	<b>2,335,716</b>


6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year **2017** and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

7. Brief narrative as to why the reduction was made: value lowered to be equalized with all other Walgreens Drug Stores in Adams County.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 12, 2019, 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 1<sup>st</sup> day of March, 2019.

  
\_\_\_\_\_  
Barry Goldstein, Esq.  
Goldstein Law Firm, LLC  
950 S. Cherry Street, Suite #320  
Denver, CO 80246  
Telephone: 303-757-8865  
Email: [bgoldstein@goldsteinlf.com](mailto:bgoldstein@goldsteinlf.com)

  
\_\_\_\_\_  
Meredith P. Van Horn, #42487  
Assistant Adams County Attorney  
4430 S. Adams County Parkway  
Suite C5000B  
Brighton, Colorado 80601  
Telephone: 720-523-6116  
[mvanhorn@adcogov.org](mailto:mvanhorn@adcogov.org)

Docket Number: 74800