

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 57834</b>
Petitioner: <b>NGR LLC,</b>  v.  Respondent: <b>ADAMS COUNTY BOARD OF EQUALIZATION.</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.: R0176439+5**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:  

**Total Value:            \$595,600**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2011 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 March 2013.

**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.

*Cara McKeller*

\_\_\_\_\_  
Cara McKeller



<b>BOARD OF ASSESSMENT APPEALS,</b> <b>State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>RECEIVED</b>   <b>JAN 20 2012</b>           Office of the          Adams County Attorney       </div>
<b>Petitioner:</b> NGR LLC	
<b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	<p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p> <hr/> Docket Number: 57834 Multiple County Account Numbers: (As set forth in Attachment A)
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Doug Edelstein, #24542 Assistant County Attorney 4430 S. Adams County Parkway 5 <sup>th</sup> Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	
<b>STIPULATION (As to Tax Year 2011 Actual Value)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2011 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on Attachment A to this Stipulation.
2. The subject properties are classified as commercial properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2011.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2011 actual values of the subject properties, as shown on Attachment A.

ATTACHMENT A

**Account Number: R0176445**

Old Value:

Land: \$20,266  
Improvements: \$165,778  
Total: \$186,044

New Value:

Land: \$20,266  
Improvements: \$101,482  
Total: \$121,748

**Account Number: R0176444**

Old Value:

Land: \$20,266  
Improvements: \$165,778  
Total: \$186,044

New Value:

Land: \$20,266  
Improvements: \$101,482  
Total: \$121,748

**Account Number: R0176443**

Old Value:

Land: \$20,806  
Improvements: \$170,205  
Total: \$191,011

New Value:

Land: \$20,806  
Improvements: \$104,189  
Total: \$124,995

**Account Number: R0176442**

Old Value:

Land: \$11,890  
Improvements: \$57,990  
Total: \$69,880

New Value:

Land: \$11,890  
Improvements: \$57,990  
Total: \$69,880

**Account Number: R0176441**

**Old Value:**

Land:	\$11,890
Improvements:	\$57,990
Total:	\$69,880

**New Value:**

Land:	\$11,890
Improvements:	\$57,990
Total:	\$69,880

**Account Number: R0176439**

**Old Value:**

Land:	\$14,862
Improvements:	\$72,487
Total:	\$87,349

**New Value:**

Land:	\$14,862
Improvements:	\$72,487
Total:	\$87,349

**TOTAL NEW VALUE OF ACCOUNTS = \$595,600**

**Total 2011 Proposed Value: \$595,600  
(Referenced in Attachment A)**

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2011.

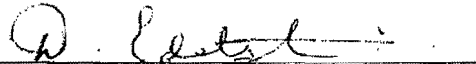
6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 25, 2012 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

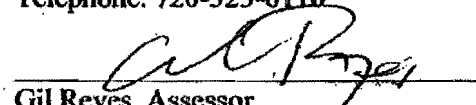
Dated this 13~~th~~ day of January, 2012.



Ed Bosier  
R.H. Jacobson & Company  
6239 E. Caley Drive  
Centennial, CO 80111  
Telephone: 303-793-0823



Doug Edelstein, #24542  
Assistant County Attorney for Respondent  
4430 S. Adams County Parkway  
Suite C5000B  
Brighton, CO 80601  
Telephone: 720-523-6116



Gil Reyes, Assessor  
4430 S. Adams County Parkway  
Suite C2100  
Brighton, CO 80601  
Telephone: 720-523-6038

Docket Number: 57834