

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 47039</b>
Petitioner: <b>WILSHIRE SELBY WILLOW RUN 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.: R0129253**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:  

**Total Value:            \$8,000,000**

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

**ORDER:**

Respondent is ordered to reduce the 2006 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 July 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record  
July 10, 2007

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*Karen E Hart*  
\_\_\_\_\_  
Karen E. Hart

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

*Heather Wilcox*  
\_\_\_\_\_  
Heather Wilcox



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

**Petitioner:**  
WILSHIRE SELBY WILLOW RUN LLC,

**Respondent:**  
ADAMS COUNTY BOARD OF  
EQUALIZATION.

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**▲ COURT USE ONLY ▲**

Docket Numbers: 45477 and  
47039

County Schedule Number:  
R0129253

**STIPULATION (As to Tax Year 2005 and 2006 Actual Value)**

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2005 and 2006 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:  
12900-12910 N. Zuni, Westminster, Adams County, CO
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 2005 and 2006:

Land	\$ 1,677,565
Improvements	\$ 7,916,435
Total	\$ 9,594,000

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

Land	\$ 1,677,565
Improvements	\$ 7,919,435
Total	\$ 9,594,000

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2005 and 2006 for the subject property:

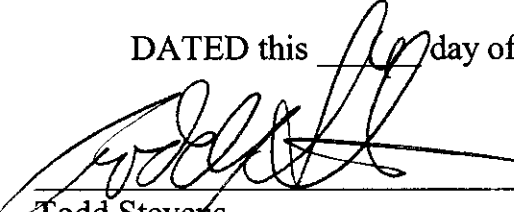
Land	\$ 1,677,565
Improvements	\$ 6,322,435
Total	\$ 8,000,000

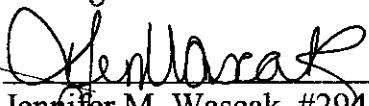
6. The valuation, as established above, shall be binding only with respect to tax year 2005 and 2006.

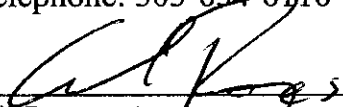
7. Brief narrative as to why the reduction was made: Reduction to market value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 9, 2007, at 8:30 a.m. be vacated.

DATED this 10 day of July, 2007.

  
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Docket Numbers: 45477 and 47039