

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 54321</b>
Petitioner: <b>AVAYA INC.,</b>  v. Respondent: <b>ADAMS COUNTY BOARD OF COMMISSIONERS.</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.: R0119612A**

**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:  

**Total Value:            \$54,000,000**

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

**ORDER:**

Respondent is ordered to reduce the 2008 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 7th day of March 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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

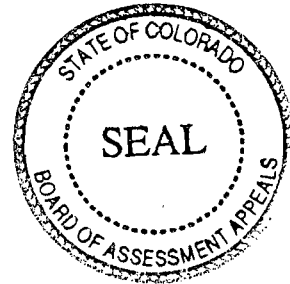
*Debra A. Baumbach*

\_\_\_\_\_  
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



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

**Petitioner:**  
AVAYA, INC.

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

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STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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Docket Number: 54321  
County Schedule Number:  
R0119612

**STIPULATION (As to Abatement/Refund for Tax Year 2008)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2008 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:  
1200 & 1300 West 120th Avenue, Westminster, CO  
Parcel Number: 01719-04-1-01-001
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 2008:

Land	\$ 10,861,076
Improvements	\$ 52,138,924
Total	\$ 63,000,000

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

Land	\$ 10,861,076
Improvements	\$ 52,138,924
Total	\$ 63,000,000

5. After further review and negotiation, Petitioner and the Board of County Commissioners agree to the following tax year 2008 actual value for the subject property:

Land	\$ 10,861,076
Improvements	\$ 43,138,924
Total	\$ 54,000,000

6. The valuation, as established above, shall be binding only with respect to tax year 2008.

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 March 22, 2011 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 9TH day of February, 2011.

*2/11* Thomas E. Downey Jr.  
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