BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

WPC-CORPORATE II LLC,

٧.

Respondent:

ADAMS COUNTY BOARD OF EQUALIZATION.

ORDER ON STIPULATION

Docket Number: 59047

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.: R0070627

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:

\$1,400,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

I hereby certify that this is a true and

correct copy of the decision of the Board of Assessment Appeals.

Cara McKeller

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 8th day of March 2012.

BOARD OF ASSESSMENT APPEALS

Dravem Werline

Diane M. DeVries

Sulva a. Baumbach

Debra A. Baumbach

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State of Colorado

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Denver, CO 80203

Petitioner:

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WPC CORPORATE II LLC

Respondent:

ADAMS COUNTY BOARD OF EQUALIZATION.

HAL B. WARREN, #13515

ADAMS COUNTY ATTORNEY

Doug Edelstein, #24542

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Docket Number: 59047 County Schedule Number:

R0070627

STIPULATION (As to Tax Year 2011 Actual Value)

Petitioner(s) 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(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

490 E. 76th Avenue

Parcel: 01719-34-4-02-020

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 2011:

Land \$ 181,275

Improvements \$ 1,500,892

Total \$ 1,682,167

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

Land	\$ 181,275
Improvements	\$ 1,500,892
Total	\$ 1,682,167

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2011 for the subject property:

Land	\$ 181,275
Improvements	\$ 1,218,725
Total	\$ 1,400,000

- 6. The valuation, as established above, shall be binding only with respect to tax year 2011.
 - 7. Brief narrative as to why the reduction was made: Reduction to income value.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 12, 2012 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 24/21 day of February, 2012.

Fodd J. Stevens

Stevens & Associates, Inc.

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Gil Reyes, Assessor

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