

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 60485
Petitioner: WPC-CORPORATE II LLC, v. Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS.	
ORDER ON STIPULATION	

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.: R0070624+3
 Category: Abatement Property Type: Industrial
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: \$4,385,388
 (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 15th day of February 2013.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

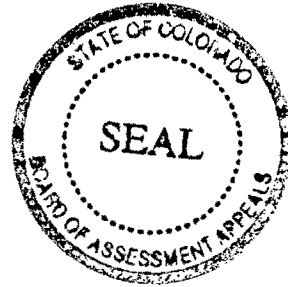
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	STATE OF COLORADO BD OF ASSESSMENT APPEALS 2013 FEB -6 PM 2:46
Petitioner: WPC-CORPORATE I LLC Respondent: ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS.	▲ COURT USE ONLY ▲ <hr/> Docket Number: 60485 Multiple County Account Numbers: (As set forth in Attachment A)
JENNIFER M. WASCAK, #29457 ADAMS COUNTY ATTORNEY Nathan J. Lucero, #33908 Assistant County Attorney 4430 S. Adams County Parkway 5 th Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	
STIPULATION (As to Tax Year 2008 Actual Value)	

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 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 2008.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2008 actual values of the subject properties, as shown on Attachment A.

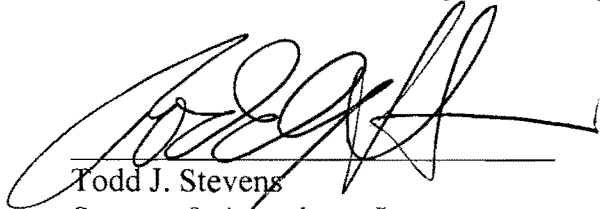
Total 2008 Proposed Value: \$4,385,388
(Referenced in Attachment A)

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2008.

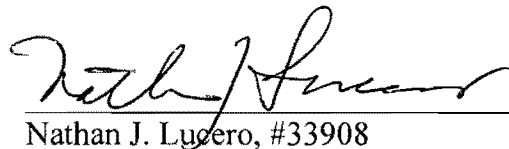
6. Brief narrative as to why the reductions were made: More consideration was made on the actual rental rates and the excessive vacancy issues raised by the petitioner.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 16, 2013 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

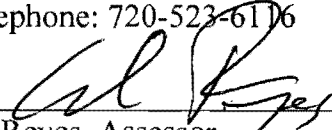
Dated this 4th day of ~~January~~ February, 2013.



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Docket Number: 60485

ATTACHMENT A

Schedule Number: 01719-34-4-02-016

Old Value:	
Land:	\$164,276
Improvements:	\$608,000
Total:	\$772,276
New Value:	
Land:	\$164,276
Improvements:	\$586,404
Total:	\$750,680

Schedule Number: 01719-34-4-02-017

Old Value:	
Land:	\$203,466
Improvements:	\$1,321,164
Total:	\$1,524,630
New Value:	
Land:	\$203,466
Improvements:	\$1,133,534
Total:	\$1,337,000

Schedule Number: 01719-34-4-02-018

Old Value:	
Land:	\$160,235
Improvements:	\$799,005
Total:	\$959,240
New Value:	
Land:	\$160,235
Improvements:	\$772,406
Total:	\$932,641

Schedule Number: 01719-34-4-02-019

Old Value:	
Land:	\$260,820
Improvements:	\$1,104,247
Total:	\$1,365,067
New Value:	
Land:	\$260,820
Improvements:	\$1,104,247
Total:	\$1,365,067

TOTAL NEW VALUE OF ACCOUNTS = \$4,385,388