

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 60720
Petitioner: WASHINGTON TECH 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.: 0157334004016

Category: Abatement Property Type: Industrial
2. Petitioner is protesting the 09-10 actual value of the subject property.
3. The parties agreed that the 09-10 actual value of the subject property should be reduced to:

Total Value: \$4,200,000

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

ORDER:

Respondent is ordered to reduce the 09-10 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 February 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.

CM

Cara McKeller



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

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Petitioner:
WASHINGTON TECH LLC

Respondent:
ADAMS COUNTY BOARD OF
COMMISSIONERS.

▲ COURT USE ONLY ▲

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Docket Number: 60720
County Schedule Number:
R0024461

STIPULATION (As to Abatement/Refund for Tax Years 09-10)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 09-10 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:
12301 Grant Street, Thornton, CO
Parcel: 0157334004016
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 years 09-10:

Land	\$ 768,936
Improvements	\$ 4,600,454
Total	\$ 5,369,390

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

Land	\$ 768,936
Improvements	\$ 4,600,454
Total	\$ 5,369,390

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax years 09-10 actual value for the subject property:


Land	\$ 768,936
Improvements	\$ 3,431,064
Total	\$ 4,200,000

6. The valuation, as established above, shall be binding only with respect to tax years 09-10.


7. Brief narrative as to why the reduction was made: Subject property's vacancy was over 20% and lease rates were declining, placing a downward pressure on value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 1, 2013 at 8:30 a.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

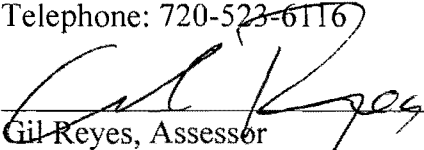
DATED this 29th day of January, 2013.



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