

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 61113</b>
Petitioner: <b>WPC-ABC LC,</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.: 0182126004001**

**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:            \$6,200,000**

(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 9th day of April 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

*CJM*



<b>BOARD OF ASSESSMENT APPEALS,</b> State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	STATE OF COLORADO BO OF ASSESSMENT APPEALS 2013 APR -4 PM 1:44
<b>Petitioner:</b> WPC-ABC LC  <b>Respondent:</b> ADAMS COUNTY BOARD OF COMMISSIONERS.	<p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p> <hr/> Docket Number: 61113 County Schedule Number: R0083953
<b>JENNIFER M. WASCAK, #29457</b> <b>ADAMS COUNTY ATTORNEY</b> Nathan J. Lucero, #33908 Assistant County Attorney 4430 S. Adams County Parkway 5 <sup>th</sup> Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	
<b>STIPULATION (As to Abatement/Refund for Tax Year 2009-2010)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009-2010 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:  
 20901 E. 32nd Parkway, Aurora, CO  
 Parcel: 0182126004001
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 2009-2010:

Land	\$ 1,210,815
Improvements	\$ 6,289,185
Total	\$ 7,500,000

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

Land	\$ 1,210,815
Improvements	\$ 6,289,185
Total	\$ 7,500,000

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax year 2009-2010 actual value for the subject property:

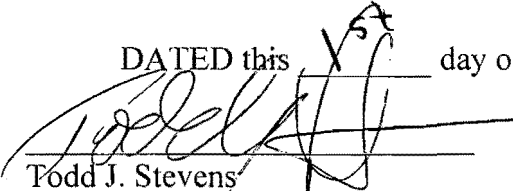
Land	\$ 1,210,815
Improvements	\$ 4,989,185
Total	\$ 6,200,000

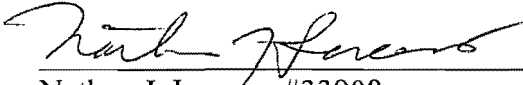
6. The valuation, as established above, shall be binding only with respect to tax year 2009-2010.

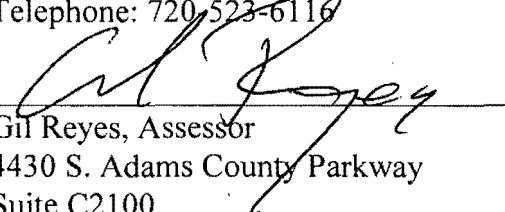
7. Brief narrative as to why the reduction was made: reduction to income value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 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 15<sup>th</sup> day of ~~March~~ <sup>April</sup>, 2013.

  
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