

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 61129
Petitioner: WPC SOUTH WEST LLC v. Respondent: ARAPAHOE 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. Petitioner is protesting the 2009 and 2010 actual value of the subject property.
2. Subject property is described as follows for year 2009 and 2010

County Schedule No.: 2077-33-4-03-014

Category: Abatement

Property Type: Industrial

3. The parties agreed that the 2009 actual value of the subject property should be reduced to:
Total Value: \$ 14,112,000

(Reference attached stipulation)

4. The parties agreed that the 2010 actual value of the subject property should be reduced to:
Total Value: \$ 13,500,000

(Reference attached stipulation)

5. The Board concurs with the attached Stipulation.

ORDER:

Respondent is ordered to reduce the actual value of the subject property, as set forth in the attached Stipulation.

The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 18 day of April, 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

Cara McKeller

Cara McKeller



STIPULATION (As To Tax Years 2009 and 2010 Actual Value)

WPC SOUTH WEST LLC,

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax years 2009 and 2010 valuation of the property listed in this Petition and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation. Conference calls with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as INDUSTRIAL and described as follows: 8100 Southpark Way, County Schedule Number: 2077-33-4-03-014.

A brief narrative as to why the reduction was made: Tax year 2010-Analyzed market and income information. Tax year 2009-Property was protested in 2009.

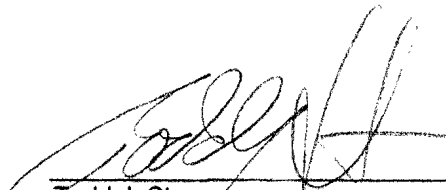
The parties have agreed that the 2009 and 2010 actual value of the subject property should be as follows:

ORIGINAL VALUE		NEW VALUE	
(2009)		(No Change)	
Land	\$7,306,760	Land	\$7,306,760
Improvements	\$6,805,240	Improvements	\$6,805,240
Personal		Personal	
Total	\$14,112,000	Total	\$14,112,000
ORIGINAL VALUE		NEW VALUE	
(2010)		(2010)	
Land	\$7,306,760	Land	\$7,306,760
Improvements	\$6,805,240	Improvements	\$6,193,240
Personal		Personal	
Total	\$14,112,000	Total	\$13,500,000

The valuation, as established above, shall be binding only with respect to the tax years 2009 and 2010.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED the 27th day of February 2013.



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