BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62380		
Petitioner:			
GATEWAY INDUSTRIAL EIGHT, LLC,			
V.			
Respondent:			
ADAMS COUNTY BOARD OF EQUALIZATION.			
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.: R0113897

Category: Valuation Property Type: Industrial

- 2. Petitioner is protesting the 2013 actual value of the subject property.
- 3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$2,670,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2013 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 10th day of December 2013.

BOARD OF ASSESSMENT APPEALS

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Diane M. DeVries

Setra a Baumbach

Debra A. Baumbach

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

BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	BD OF ASSESSMENT APPEALS 2013 DEC -9 AM 9: 15
Petitioner: GATEWAY INDUSTRIAL EIGHT, LLC.	
Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	▲ COURT USE ONLY ▲ Docket Number: 62380
Nathan J. Lucero, #33908 Assistant Adams County Attorney 4430 S. Adams County Parkway	County Schedule Number: R0113897
5 th Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	
STIPULATION (As to Tax Year 20)13 Actual Value)

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2013 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:

- The property subject to this Stipulation is described as: 3251 Lewiston Street, Aurora, CO Parcel: 0182129009007
- 2. The subject property is classified as commercial/industrial property.
- 3. The County Assessor originally assigned the following actual value to the subject property for tax year 2013:

Land	\$ 780,631
Improvements	\$ 2,436,897
Total	\$ 3,217,528

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

Land	\$ 780,631
Improvements	\$ 2,436,897
Total	\$ 3,217,528

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2013 for the subject property:

Land	\$ 780,631
Improvements	\$ 1,889,369
Total	\$ 2,670,000

6. The valuation, as established above, shall be binding only with respect to tax year 2013.

7. Brief narrative as to why the reduction was made: Reduction to income value. High tax area and low land to building ratio taken into consideration.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 4, 2014 at 8:30 a.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

day of November, 2013. DATED this S

Kendra L. Goldstein, Esq. Sterling Property Tax Specialists, Inc. 950 S. Cherry Street, #320 Denver, CO 80246 Telephone: 303-757-8865

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Gil Reyes, Assessor 4430 S. Adams County Parkway Suite C2100 Brighton, CO 80601 Telephone: 720-523-6038

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