

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 62401**

Petitioner:

**COMMERCENTER NO. 22 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.: R0132030**

**Category: Valuation      Property Type: Commercial Real**

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:            \$6,653,600**

(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**

*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



STATE OF COLORADO  
BD OF ASSESSMENT APPEALS  
2013 DEC -9 AM 9:15

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

**Petitioner:**  
COMMERCENTER NO. 22, LLC.

**Respondent:**  
ADAMS COUNTY BOARD OF EQUALIZATION.

Nathan J. Lucero, #33908  
Assistant Adams 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

**▲ COURT USE ONLY ▲**

Docket Number: 62401  
County Schedule Number:  
R0132030

**STIPULATION (As to Tax Year 2013 Actual Value)**

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:

1. The property subject to this Stipulation is described as:  
3543 N. Windsor Drive, Building 22, Aurora, CO  
Parcel: 0182127102002
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	\$ 1,347,888
Improvements	\$ 6,640,073
Total	\$ 7,987,961

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

Land	\$ 1,347,888
Improvements	\$ 6,640,073
Total	\$ 7,987,961

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:

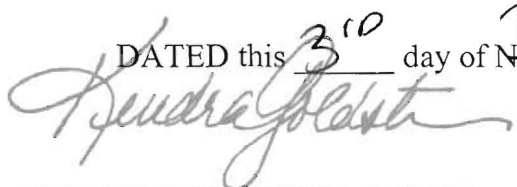
Land	\$ 1,347,888
Improvements	\$ 5,305,712
Total	\$ 6,653,600

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

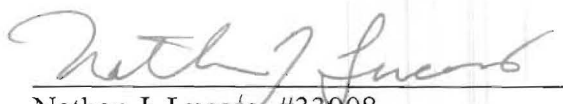
7. Brief narrative as to why the reduction was made: Reduction to income value. High tax area and low land to building ratio taken into consideration.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 9, 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).

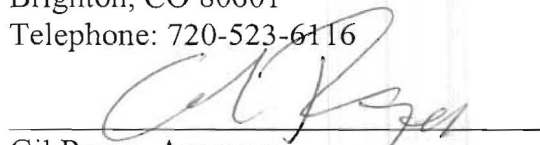
DATED this 3<sup>rd</sup> day of December, 2013.



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



Nathan J. Lucero, #33908  
Assistant Adams County Attorney  
4430 S. Adams County Parkway  
Suite C5000B  
Brighton, CO 80601  
Telephone: 720-523-6116



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

Docket Number: 62401