

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 62769

Petitioner:

GATEWAY INDUSTRIAL FIFTEEN, LLC,

v.

Respondent:

PTA PROPERTY TAX ADMINISTRATOR.

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.: FILE O. 01-13-011

Category: Abatement Property Type: Commercial Real

2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:

Total Value: \$3,900,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2012 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 14th day of November 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

CM

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

Docket Number 62769
Single County Schedule Number R0137634

2013 NOV 12 AM 10: 14

STIPULATION (As to Tax Year 2012 Actual Value)

GATEWAY INDUSTRIAL FIFTEEN, LLC

Petitioner

vs.

PROPERTY TAX ADMINISTRATOR

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2012 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:
A 118,200 square foot commercial warehouse property located at 16265 E 33rd Drive, Aurora, CO
2. The subject is classified as a commercial distribution warehouse.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2012:

Land	\$1,005,336
Improvements	<u>\$3,487,533</u>
Total	\$4,492,869

4. After a timely filed abatement petition, the Board of County Commissioners valued the subject property as follows:

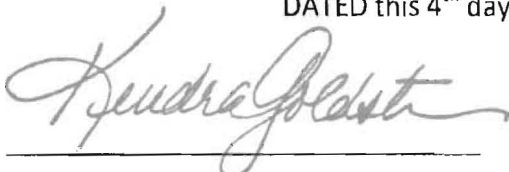
Land	\$1,005,336
Improvements	<u>\$2,894,664</u>
Total	\$3,900,000

5. Because the subclass of commercial warehouse properties was under a State Board of Equalization Order for 2012, the Property Tax Administrator initially denied the abatement petition. Per an agreement with the county, values established beyond the assessor level, either by the County Board of Equalization, Board of Assessment Appeals, or district court, would not be adjusted by the reappraisal. Upon proper documentation that this stipulation took place at the Board of County Commission in 2012, the Property Tax Administrator stipulated to the adjusted value:

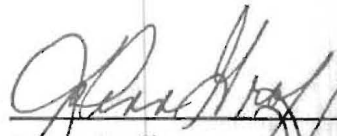
Land	\$1,005,336
Improvements	<u>\$2,894,664</u>
Total	\$3,900,000

6. The valuation, as established above, shall be binding only with respect to tax year 2012.
7. A brief narrative as to why the reduction was made:
- Per agreement reference above.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 20, 2014, at 8:30 AM Mountain Time on a trailing docket be vacated.

DATED this 4th day of November, 2013



Kendra L. Goldstein, Esq.
Petitioner(s) Attorney
950 S Cherry Street, Suite 320
Denver, CO 80246
303-757-8865



JoAnn Groff
Property Tax Administrator
1313 Sherman Street, Room 419
Denver, CO 80203
303-866-2371