

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 63160</b>
Petitioner: <b>FIRST INDUSTRIAL LP,</b>  v.  Respondent: <b>ADAMS COUNTY BOARD OF EQUALIZATION.</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.: R0145661+1**  
  
**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:            \$2,040,000**  
 (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 9th day of May 2014.

**BOARD OF ASSESSMENT APPEALS**

*Debra 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.

*CM*

\_\_\_\_\_  
Cara McKeller



FIR 7- 12819

<b>BOARD OF ASSESSMENT APPEALS, State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2014 MAY -8 AM 9:52
<b>Petitioner:</b> FIRST INDUSTRIAL LP	<b>▲ COURT USE ONLY ▲</b>  Docket Number: 63160 Multiple County Account Numbers: (As set forth in Attachment A)
<b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	
Doug Edelstein, #24542 Deputy 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	
<b>STIPULATION (As to Tax Year 2013 Actual Value)</b>	

Petitioner 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 and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on Attachment A to this Stipulation.
2. The subject properties are classified as commercial properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2013.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2013 actual values of the subject properties, as shown on Attachment A.


**Total 2013 Proposed Value:     \$2,040,000**  
**(Referenced in Attachment A)**

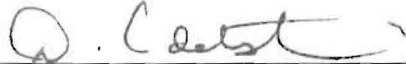
5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2013.

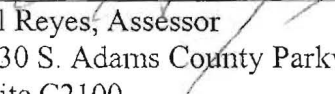
6. Brief narrative as to why the reductions were made: More consideration was made to value the subject properties using the income approach.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 10, 2014 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_ (check if appropriate).

Dated this 7<sup>th</sup> day of May, 2014.

  
Jerad Larkin  
Ryan, LLC.  
5251 DTC Parkway, Suite 1045  
Greenwood Village, CO 80111  
Telephone: 720-524-0022

  
Doug Edelstein, #24542  
Deputy Adams County Attorney  
4430 S. Adams County Parkway  
Suite C5000B  
Telephone: 720-523-6116

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

Docket Number: 63160

ATTACHMENT A

**Account Number: R0145661**

Original Value:	
Land:	\$331,359
Improvements:	\$1,640,641
Total:	\$1,972,000
Stipulated Value:	
Land:	\$331,359
Improvements:	\$1,507,227
Total:	\$1,838,586

**Account Number: R0145662**

Original Value:	
Land:	\$201,414
Improvements:	\$0
Total:	\$201,414
Stipulated Value:	
Land:	\$201,414
Improvements:	\$0
Total:	\$201,414

**TOTAL NEW VALUE OF ACCOUNTS = \$2,040,000**