

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 65222</b></p>
<p>Petitioner: <b>WEBSTER LAKE LLC,</b></p> <p>v.</p> <p>Respondent: <b>ADAMS COUNTY BOARD OF EQUALIZATION.</b></p>	
<p><b>ORDER ON STIPULATION</b></p>	

**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.: R0030506**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2014 actual value of the subject property.
3. The parties agreed that the 2014 actual value of the subject property should be reduced to:  

**Total Value:            \$9,500,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2014 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 30th day of January 2015.

**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



<b>BOARD OF ASSESSMENT APPEALS,</b> <b>State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	<p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p> <hr/> Docket Number: 65222 County Schedule Number: R0030506
<b>Petitioner:</b> WEBSTER LAKE LLC  <b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	
Kerri A. Booth, #42562 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	
<b>STIPULATION (As to Tax Year 2014 Actual Value)</b>	

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2014 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:  
 11701 Washington Street, Northglenn, CO  
 Parcel: 0171903117008
2. The subject property is classified as a residential multi-unit property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2014:

Land	\$ 1,708,064
Improvements	\$ 9,041,936
Total	\$ 10,750,000

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

Land	\$ 1,708,064
Improvements	\$ 9,041,936
Total	\$ 10,750,000

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2014 for the subject property:

Land	\$ 1,708,064
Improvements	\$ 7,791,936
Total	\$ 9,500,000

6. The valuation, as established above, shall be binding only with respect to tax year 2014.

7. Brief narrative as to why the reduction was made: After further review of the market, along with the rent roll, the value was adjusted as above.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 5, 2015 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 12th day of January, 2015.



Matthew W. Poling  
Ryan, LLC.  
5251 DTC Parkway, Suite 1045  
Greenwood Village, CO 80111  
Telephone: 720-524-0022



Kerri A. Booth, #42562  
Assistant Adams County Attorney  
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Telephone: 720-523-6116

Docket Number: 65222

**BOARD OF ASSESSMENT APPEALS,**

**STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Docket Number: **65222**

Petitioner:

**WEBSTER LAKE LLC**

v.

Respondent

**ADAMS COUNTY BOARD OF EQUALIZATION.**

**ORDER RESCINDING ORDER ON WITHDRAWAL**

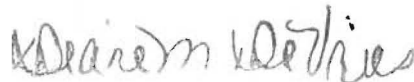
On January 21, 2015 pursuant to a Withdrawal Letter received January 13, 2015, the Board of Assessment Appeals issued an Order on Withdrawal. On January 22, 2015, the Board of Assessment Appeals became aware that the Petitioner had signed a Stipulation with the Adams County Board of Equalization dated January 12, 2015 and that the Petitioner sent the Withdrawal Letter in error.

**ORDER:**

The Order on Withdrawal dated January 21, 2015 is hereby rescinded.

**DATED and MAILED** this 30th day of January, 2015.

**BOARD OF ASSESSMENT APPEALS**



\_\_\_\_\_  
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

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



<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 65222</b>
Petitioner: <b>WEBSTER LAKE LLC,</b>  v.  Respondent: <b>ADAMS COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON WITHDRAWAL</b>	

The Board received Petitioner's request to withdraw the above-captioned appeal on January 13, 2015. The Board has approved Petitioner's request.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:  
     **County Schedule No.: R0030506**  
     **Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2014 actual value of the subject property.

**ORDER:**

Petitioner's request for withdrawal is granted; therefore, the Board will take no further action on this matter.

DATED AND MAILED this 21st day of January 2015.

**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



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*If at any time you decide you DO NOT wish to pursue your appeal and choose to withdraw, please sign this letter and return it to the Board of Assessment Appeals.*

Please do not fill out and file this form if you are entering into a stipulation with the county.

Ryan, Llc  
Matthew W. Poling  
5251 DTC PARKWAY, SUITE 1045  
Greenwood Village, CO 80111

Date: 1/12/15

Docket No.: 65222  
Hearing Date: February 5, 2015

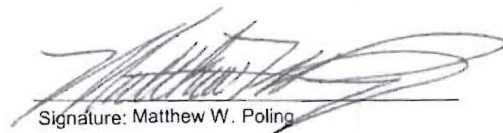
To: Board of Assessment Appeals  
1313 Sherman Street, Room 315  
Denver, CO 80203

Via Facsimile: 303.864.7719

I no longer wish to pursue this matter and request that my property tax appeal be withdrawn. I understand that, by withdrawing this appeal, I relinquish all rights to obtaining a reduction in value for the subject property for tax year(s) 2014. I understand that this withdrawal letter should not be mailed or faxed if I have reached an agreement (stipulation) with the Adams County Board Of Equalization resulting in a reduction in value.

#### CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of this document was mailed, faxed, or hand delivered to the Adams County Board Of Equalization.

  
Signature: Matthew W. Poling