

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 66388
Petitioner: WPC-ABC 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.: R0083953

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2015 actual value of the subject property.
3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$6,800,000

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

ORDER:

Respondent is ordered to reduce the 2015 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 3rd day of February 2016.

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.

Tisha Luna

Tisha Luna



BOARD OF ASSESSMENT APPEALS,**State of Colorado**

1313 Sherman Street, Room 315

Denver, CO 80203

2016 FEB -3 AM 10:50

Petitioner:

WPC-ABC LLC

Respondent:

ADAMS COUNTY BOARD OF EQUALIZATION.

▲ COURT USE ONLY ▲

Kerri A. Booth, #42562
 Assistant Adams County Attorney
 4430 S. Adams County Parkway
 5th Floor, Suite C5000B
 Brighton, CO 80601
 Telephone: 720-523-6116
 Fax: 720-523-6114

Docket Number: 66388
 County Schedule Number:
 R0083953

STIPULATION (As to Tax Year 2015 Actual Value)

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2015 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:
20901 E. 32nd Parkway, Aurora, CO 80011
2. The subject property is classified as Commercial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2015:

Land	\$1,883,490
Improvements	\$6,216,510
Total	\$8,100,000

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

Land	\$1,883,490
Improvements	\$6,216,510
Total	\$8,100,000

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2015 for the subject property:

Land	\$1,883,490
Improvements	\$4,916,510
Total	\$6,800,000

6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year 2015 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

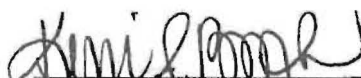
7. Brief narrative as to why the reduction was made: A review of market sales in the subject properties location, the age of the subject property, and the actual income, supports an adjustment to the assigned value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 11, 2016 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 28th day of January 2016.



Stevens & Associates, Inc.
 Todd J. Stevens
 9635 Maroon Circle, Suite 450
 Englewood, CO 80112
 Telephone: (303) 347-1878
 Email: todd@stevensandassoc.com



Kerri A. Booth, #42562
 Assistant Adams County Attorney
 4430 S. Adams County Parkway
 Suite C5000B
 Brighton, CO 80601
 Telephone: 720-523-6116

Docket Number: 66388