BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

CPT OPERATING PARTNERSHIP

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.

Docket Number: 66447

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: R0178619

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:

\$32,720,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

1

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

Sura a Baumbach

I hereby certify that this is a true and correct copy of the decision of the Boar

Debra A. Baumbach

Tisha Luna

STATE OF COLORADO BD OF ASSESSMENT APPEALS

BOARD OF ASSESSMENT 2018 PEBALS, AM 9: 17

State of Colorado

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CPT OPERATING PARTNERSHIP

Respondent:

ADAMS COUNTY BOARD OF EQUALIZATION.

▲ COURT USE ONLY ▲

Kerri A. Booth, #42562

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Docket Number: 66447 County Schedule Number:

R0178619

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: 11801 E. 30th Avenue, Aurora, CO 80010
- 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 \$1,489,099 \$41,106,934 Improvements Total \$42,596,033

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

Land	\$1,489,099
Improvements	\$41,106,934
Total	\$42,596,033

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	\$1,489,099
Improvements	\$31,230,901
Total	\$32,720,000

- 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: The cost approach was revised to reflect the correct square footage of the improvements and to recognize the utilization and high vacancy of this ICE facility.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 20, 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 25th day of 2016

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