

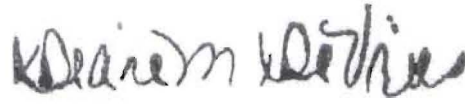
ORDER:

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



Debra A. Baumbach

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



Tisha Luna

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	2016 FEB -3 AM 9:17	
Petitioner: CPT OPERATING PARTNERSHIP		
Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.		▲ COURT USE ONLY ▲
Kerri A. Booth, #42562 Assistant Adams County Attorney 4430 S. Adams County Parkway 5 th Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114		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
Improvements	\$41,106,934
Total	\$42,596,033

4. 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 January 2016.



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