

DATED AND MAILED this 8th day of March 2016.

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

G. Katardzic

Gordana Katardzic



2016 MAR -3 AM 9:16

BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	
Petitioner: LIGHTNING PROPCO I LLC	
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: 66548 County Schedule Number: R0093106
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:
12601 E. 33rd Avenue, 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	\$639,534
Improvements	\$7,893,004
Total	\$8,532,538

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

Land	\$639,534
Improvements	\$7,416,343
Total	\$8,055,877

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	\$639,534
Improvements	\$6,890,466
Total	\$7,530,000

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: Lease rates from the base period support an adjustment to the assigned value. Market sales support the adjusted value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 17, 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 23rd day of February _____ 2016.



Ryan, LLC
 Jerad Larkin
 5251 DTC Parkway, Suite 1045
 Greenwood Village, CO 80111
 Telephone: (720) 524-0022
 jerad.larkin@ryan.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: 66548