

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 68092
Petitioner: WPC-CORPORATE I 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.: R0070622+4
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: \$8,248,258
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

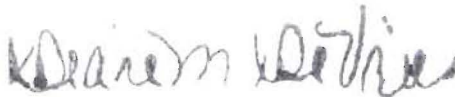
ORDER:

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 20th day of May 2016.

BOARD OF ASSESSMENT APPEALS

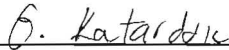


Diane M. DeVries

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



Debra A. Baumbach



Gordana Katardzic



2016 MAY 16 AM 9:08

BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	
Petitioner: WPC-CORPORATE I LLC	
Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	▲ COURT USE ONLY ▲
Kerri 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: 68092 Multiple County Account Numbers: (As set forth in Attachment A)
STIPULATION (As to Tax Year 2015 Actual Value)	

Petitioner 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 and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the attachment to this Stipulation.
2. The subject properties are classified as Commercial properties.
3. The attachment to this stipulation reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2015.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2015 actual values of the subject properties, as shown on the attachment to this stipulation.

Total 2015 Proposed Value: \$8,248,258

5. Both parties stipulate and agree that the valuations as established in the attachment to this stipulation are binding with respect to tax year 2015 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

6. Brief narrative as to why the reductions were made: A review of market data resulted in an adjustment to the larger and older warehouse on the subject property. The smaller warehouses were equalized.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 19, 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 3rd day of may 2016.



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Docket Number: 68092

ATTACHMENT A

Account Number: R0070622

Original Value:
Land: \$559,853
Improvements: \$3,860,722
Total: \$4,420,575

Value after BOE Appeal:
Land: \$559,853
Improvements: \$3,860,722
Total: \$4,420,575

Stipulated Value:
Land: \$559,853
Improvements: \$3,362,147
Total: \$3,922,000

Account Number: R0070623

Original Value:
Land: \$173,663
Improvements: \$598,050
Total: \$771,713

Value after BOE Appeal:
Land: \$173,663
Improvements: \$598,050
Total: \$771,713

Stipulated Value:
Land: \$173,663
Improvements: \$546,185
Total: \$719,848

Account Number: R0070624

Original Value:
Land: \$215,092
Improvements: \$1,160,646
Total: \$1,375,738

Value after BOE Appeal:
Land: \$215,092

Improvements:	\$1,160,646
Total:	\$1,375,738

Stipulated Value:	
Land:	\$215,092
Improvements:	\$1,160,646
Total:	\$1,375,738

Account Number: R0070625

Original Value:	
Land:	\$169,392
Improvements:	\$744,121
Total:	\$913,513

Value after BOE Appeal:	
Land:	\$169,392
Improvements:	\$744,121
Total:	\$913,513

Stipulated Value:	
Land:	\$169,392
Improvements:	\$724,944
Total:	\$894,336

Account Number: R0070626

Original Value:	
Land:	\$275,724
Improvements:	\$1,109,151
Total:	\$1,384,875

Value after BOE Appeal:	
Land:	\$275,724
Improvements:	\$1,109,151
Total:	\$1,384,875

Stipulated Value:	
Land:	\$275,724
Improvements:	\$1,060,612
Total:	\$1,336,336

TOTAL NEW VALUE OF ACCOUNTS = \$8,248,258