BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75175	
Petitioner:		
144 BULL CROSSING ASSOCIATES LLC, BY AMAZON.COM.DEDC, LLC, TENANT		
ν.		
Respondent:		
ADAMS COUNTY BOARD OF EQUALIZATION		
ORDER ON STIPULATION	J	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been accepted 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:**

<ol> <li>Subject property is described a</li> </ol>	as follows:	scribed as follo	descri	is	ect property	<ol> <li>Subject</li> </ol>
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County Schedule No.: R0192426

Category: Valuation/Protest Appeal

Property Type: Other (Vacant Land Comm

- 2. Petitioner is protesting the 2018 actual value of the subject property.
- 3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

Total Value:\$44,777,997(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

## **ORDER:**

Respondent is ordered to reduce the 2018 actual value of the subject property, as set forth above.

The Adams County Assessor is directed to change his/her records accordingly.

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Other (Vacant Land Commercial)

**DATED** this 30th day of April 2019.

**BOARD OF ASSESSMENT APPEALS** 

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Diane M. DeVries

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Debra A. Baumbach

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

Yesenia Araujo



## STATE OF COLORADO BD OF ASSESSMENT APPEALS

## 2019 APR 30 PH 12: 59

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BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: 144 BULL CROSSING ASSOCIATES, LLC, BY AMAZON.COM DEDC, LLC TENANT Respondent: ADAMS COUNTY BOARD OF EQUALIZATION	▲ COURT USE ONLY ▲ Docket Number: 75175
Attorneys for Respondent: Adams County Attorney's Office Meredith P. Van Horn, #42487 Assistant County Attorney 4430 S. Adams County Parkway 5 <sup>th</sup> Floor, Suite C5000B Brighton, Colorado 80601 Telephone: 720-523-6116	County Schedule Number: R0192426

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2018 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 property subject to this Stipulation is located at: 14601 Grant Street, Thornton, Colorado.
- 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 2018:

Land	\$11,889,570
Improvements	\$105,527,795
Total	\$117,417,365

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

Land	\$11,889,570
Improvements	\$105,527,795
Total	\$117,417,365

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2018 for the subject property:

Land	\$11,889,570
Improvements	\$32,888,427
Total	\$44,777,997

6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year 2018 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

7. Brief narrative as to why the reduction was made: After information produced from discovery was reviewed and inspection of the Subject Propery, it was determined the upper areas of the building are being utilized as a robotic racking system and have been reclassified from real property to personal property. The adjustment was made as personal property is not taxable until first put into use, which will be the 2019 tax year for the Subject Property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 5, 2019 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  $29\frac{4}{2}$  day of April, 2019.

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Alan Poe, Esq. The Roe Law Office, LLC. 7872 South Ventura Court Centennial, Colorado 80016 Telephone: 303-915-6981 Email: alan.poe@poelawoffice.com

Docket Number: 75175

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