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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203    | <b>Docket Number: 60482</b> |
| Petitioner:<br><b>WPC-CORPORATE II LLC,</b><br><br>v.<br>Respondent:<br><b>ADAMS COUNTY BOARD OF<br/>COMMISSIONERS.</b> |                             |
| <b>ORDER ON STIPULATION</b>   |                             |

**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.: R0070627**

**Category: Abatement      Property Type: Industrial**
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:  

**Total Value:            \$1,400,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2008 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 15th day of February 2013.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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Diane M. DeVries

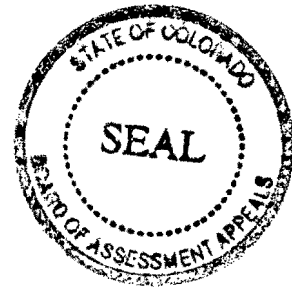
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

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Debra A. Baumbach

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Cara McKeller

*CM*



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| BOARD OF ASSESSMENT APPEALS,<br>State of Colorado<br>1313 Sherman Street, Room 315<br>Denver, CO 80203  | STATE OF COLORADO<br>BD OF ASSESSMENT APPEALS<br><br>2013 FEB -6 PM 2:46 |
| <b>Petitioner:</b><br>WPC-CORPORATE II LLC<br><br><b>Respondent:</b><br>ADAMS COUNTY BOARD OF<br>COMMISSIONERS.   | <b>▲ COURT USE ONLY ▲</b>  |
| JENNIFER M. WASCAK, #29457<br>ADAMS COUNTY ATTORNEY<br>Nathan J. Lucero, #33908<br>Assistant County Attorney<br>4430 S. Adams County Parkway<br>5 <sup>th</sup> Floor, Suite C5000B<br>Brighton, CO 80601<br>Telephone: 720-523-6116<br>Fax: 720-523-6114 | Docket Number: 60482<br>County Schedule Number:<br>R0070627              |
| <b>STIPULATION (As to Abatement/Refund for Tax Year 2008)</b>   |  |

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2008 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:  
 490 E. 76th Avenue, Denver, CO  
 Parcel: 0171934402020
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 2008:

|              |              |
|--------------|--------------|
| Land         | \$ 181,275   |
| Improvements | \$ 1,500,892 |
| Total        | \$ 1,682,167 |

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

|              |              |
|--------------|--------------|
| Land         | \$ 181,275   |
| Improvements | \$ 1,500,892 |
| Total        | \$ 1,682,167 |

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax year 2008 actual value for the subject property:

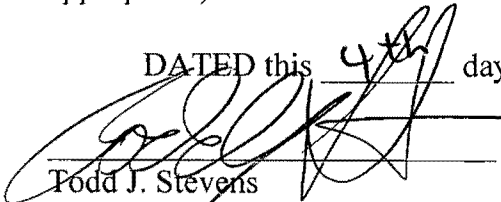
|              |              |
|--------------|--------------|
| Land         | \$ 181,275   |
| Improvements | \$ 1,218,725 |
| Total        | \$ 1,400,000 |

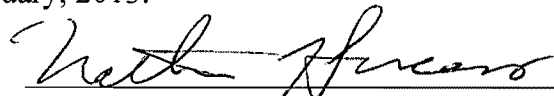
6. The valuation, as established above, shall be binding only with respect to tax year 2008.

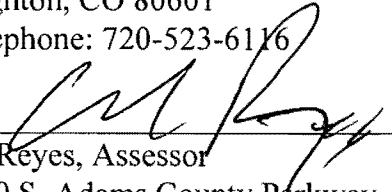
7. Brief narrative as to why the reduction was made: More consideration was made to the excess vacancy problems with the building in using the income approach to value the subject parcel.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 15, 2013 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 4<sup>th</sup> day of ~~January~~ <sup>February</sup>, 2013.

  
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