

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 61112</b>
Petitioner: <b>WPC-BRIARWOOD LLC,</b>  v. Respondent: <b>ARAPAHOE COUNTY BOARD OF 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.: 2075-25-2-17-001+1**

**Category: Abatement      Property Type: Industrial**
2. Petitioner is protesting the 09-10 actual value of the subject property.
3. The parties agreed that the 09-10 actual value of the subject property should be reduced to:  

**Total Value:            \$14,000,000**

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

**ORDER:**

Respondent is ordered to reduce the 09-10 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 9th day of April 2013.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

\_\_\_\_\_  
Diane M. DeVries

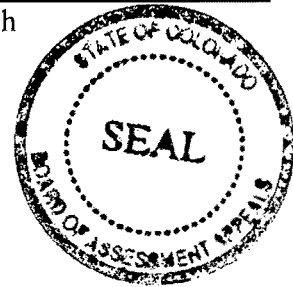
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*CM*

\_\_\_\_\_  
Cara McKeller

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach



**STIPULATION (As To Tax Years 2009 and 2010 Actual Value)**

**WPC-BRIARWOOD LLC,**

Petitioners,

vs.

**ARAPAHOE COUNTY BOARD OF COMMISSIONERS,**

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax years 2009 and 2010 valuation of the property listed in this Petition and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation. Conference calls with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as INDUSTRIAL and described as follows: 12508 East Briarwood and 6939 S. Revere Parkway, County Schedule Numbers: 2075-25-2-17-001 and 2075-25-2-19-001.

A brief narrative as to why the reduction was made: Analyzed market and income information.

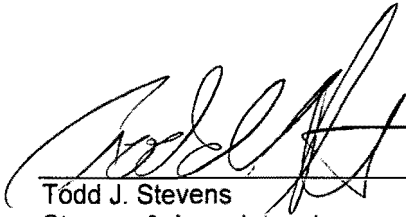
The parties have agreed that the 2009 and 2010 actual value of the subject property should be reduced as follows:

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
2075-25-2-17-001		<b>(2009/2010)</b>	
Land	\$4,226,189	Land	\$4,226,189
Improvements	\$5,976,811	Improvements	\$5,273,811
Personal		Personal	
Total	\$10,203,000	Total	\$9,500,000
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
2075-25-2-19-001		<b>(2009/2010)</b>	
Land	\$3,823,693	Land	\$3,823,693
Improvements	\$676,307	Improvements	\$676,307
Personal		Personal	
Total	\$4,500,000	Total	\$4,500,000
Total	\$15,203,000		\$14,000,000

The valuation, as established above, shall be binding only with respect to the tax years 2009 and 2010.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED the 11<sup>th</sup> day of March 2013.



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Doclet # 6112