

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 61117
Petitioner: WPC-CORPORATE I LLC, v. Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS.	
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.: 0171934402016+3

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: \$4,462,004
 (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 Adams 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.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2013 APR -4 PM 1:45
Petitioner: WPC-CORPORATE I LLC Respondent: ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS.	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: 61117 Multiple County Account Numbers: (As set forth in Attachment A)
Nathan J. Lucero, #33908 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	
STIPULATION (As to Tax Year 2009-2010 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009-2010 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 Attachment A to this Stipulation.
2. The subject properties are classified as commercial properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Adams County Assessor for tax year 2009-2010.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2009-2010 actual values of the subject properties, as shown on Attachment A.

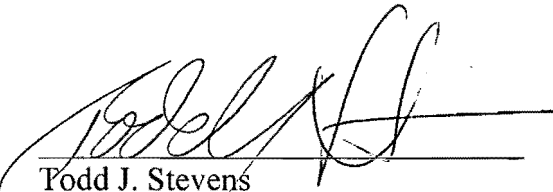
Total 2009-2010 Proposed Value: \$4,462,004
(Referenced in Attachment A)

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2009-2010.

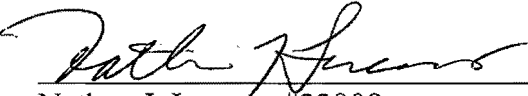
6. Brief narrative as to why the reductions were made: reduction to income value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 2, 2013 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

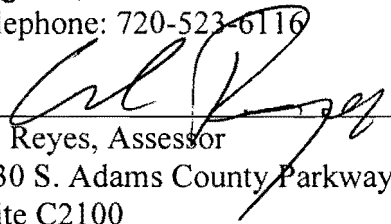
Dated this 1st day of ~~March~~ April, 2013.



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Docket Number: 61117

ATTACHMENT A

Account Number: R0070623

Old Value:

Land:	\$164,276
Improvements:	\$608,000
Total:	\$772,276

New Value:

Land:	\$164,276
Improvements:	\$570,392
Total:	\$734,668

Account Number: R0070624

Old Value:

Land:	\$203,466
Improvements:	\$1,321,164
Total:	\$1,524,630

New Value:

Land:	\$203,466
Improvements:	\$1,247,272
Total:	\$1,450,738

Account Number: R0070625

Old Value:

Land:	\$160,235
Improvements:	\$799,005
Total:	\$959,240

New Value:

Land:	\$160,235
Improvements:	\$752,514
Total:	\$912,749

Account Number: R0070626

Old Value:

Land:	\$260,820
Improvements:	\$1,104,247
Total:	\$1,365,067

New Value:

Land:	\$260,820
Improvements:	\$1,103,029
Total:	\$1,363,849

TOTAL NEW VALUE OF ACCOUNTS = \$4,462,004