



**ORDER:**

Respondent is ordered to reduce the 2013 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 10th day of December 2013.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

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

*Debra A Baumbach*

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

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

*Cara McKeller*

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



|  |   |
|--|---|
| <b>BOARD OF ASSESSMENT APPEALS,</b><br><b>State of Colorado</b><br>1313 Sherman Street, Room 315<br>Denver, CO 80203   | STATE OF COLORADO<br>BO OF ASSESSMENT APPEALS<br><br>2013 DEC -9 AM 9: 15<br><br><b>▲ COURT USE ONLY ▲</b><br><br><hr/> Docket Number: 62380<br>County Schedule Number:<br>R0113897 |
| <b>Petitioner:</b><br>GATEWAY INDUSTRIAL EIGHT, LLC.<br><br><b>Respondent:</b><br>ADAMS COUNTY BOARD OF EQUALIZATION.  |   |
| Nathan J. Lucero, #33908<br>Assistant Adams 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 |   |
| <b>STIPULATION (As to Tax Year 2013 Actual Value)</b>  |   |

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2013 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:  
 3251 Lewiston Street, Aurora, CO  
 Parcel: 0182129009007
2. The subject property is classified as commercial/industrial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2013:

|              |              |
|--------------|--------------|
| Land         | \$ 780,631   |
| Improvements | \$ 2,436,897 |
| Total        | \$ 3,217,528 |

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

|              |              |
|--------------|--------------|
| Land         | \$ 780,631   |
| Improvements | \$ 2,436,897 |
| Total        | \$ 3,217,528 |

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2013 for the subject property:

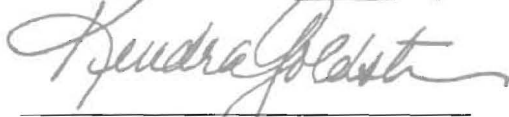
|              |              |
|--------------|--------------|
| Land         | \$ 780,631   |
| Improvements | \$ 1,889,369 |
| Total        | \$ 2,670,000 |

6. The valuation, as established above, shall be binding only with respect to tax year 2013.

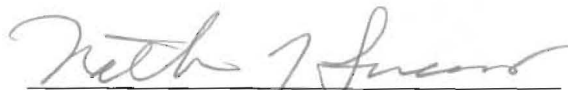
7. Brief narrative as to why the reduction was made: Reduction to income value. High tax area and low land to building ratio taken into consideration.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 4, 2014 at 8:30 a.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_\_ (check if appropriate).

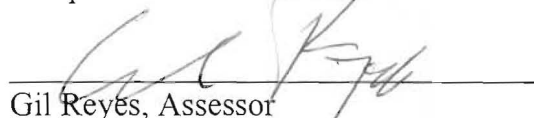
DATED this 5<sup>th</sup> day of December, 2013.



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Docket Number: 62380