



**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 29th day of April 2014.

**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*

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Debra A. Baumbach



STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2014 APR 22 AM 9:34

<b>BOARD OF ASSESSMENT APPEALS, State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	
<b>Petitioner:</b> WESTMINSTER PROFESSIONAL OFFICES LLC	
<b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	<b>▲ COURT USE ONLY ▲</b>
Doug Edelstein, #24542 Deputy Adams County Attorney 4430 S. Adams County Parkway 5 <sup>th</sup> Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	Docket Number: 63119 County Schedule Number: R0114863
<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:  
8758 Wolff Court, Westminster, CO  
Parcel: 0171930219022
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 2013:

Land	\$ 227,089
Improvements	\$ 1,285,725
Total	\$ 1,512,814

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

Land	\$ 227,089
Improvements	\$ 1,285,725
Total	\$ 1,512,814

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	\$ 227,089
Improvements	\$ 972,911
Total	\$ 1,200,000

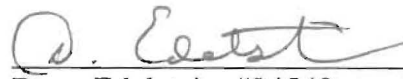
6. The valuation, as established above, shall be binding only with respect to tax year 2013.


7. Brief narrative as to why the reduction was made: Market lease rates during the base period support a value reduction. Established value is further supported by market sales in the base period.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 8, 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 15<sup>th</sup> day of April, 2014.

  
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Docket Number: 63119