

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63412
Petitioner: WPC-CORPORATE I LLC, v. Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
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.: R0070622+2

Category: Valuation Property Type: Industrial
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$6,286,201
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

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 24th 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.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



2014 APR 16 AM 9:25

BOARD OF ASSESSMENT APPEALS,
State of Colorado
1313 Sherman Street, Room 315
Denver, CO 80203

Petitioner:
WPC-CORPORATE I LLC

Respondent:
ADAMS COUNTY BOARD OF
EQUALIZATION.

Doug Edelstein, #24542
Deputy Adams County Attorney
4430 S. Adams County Parkway
5th Floor, Suite C5000B
Brighton, CO 80601
Telephone: 720-523-6116
Fax: 720-523-6114

▲ COURT USE ONLY ▲

Docket Number: 63412
Multiple County Account
Numbers: (As set forth in
Attachment A)

STIPULATION (As to Tax Year 2013 Actual Value)

Petitioner 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 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 Board of Equalization for tax year 2013.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2013 actual values of the subject properties, as shown on Attachment A.

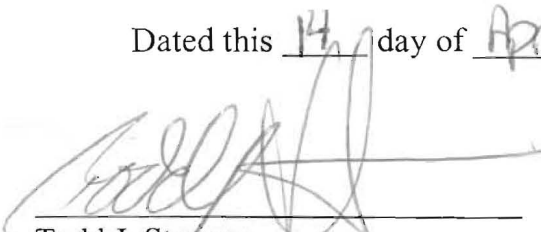
Total 2013 Proposed Value: \$6,286,201
(Referenced in Attachment A)

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2013.

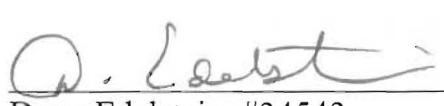
6. Brief narrative as to why the reductions were made: More consideration was made to value the three parcels using the income approach.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 14, 2014 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

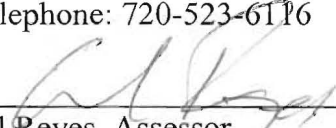
Dated this 14 day of April, 2014.



Todd J. Stevens
Stevens & Associates, Inc.
9635 Maroon Circle, #450
Englewood, CO 80112
Telephone: 303-347-1878



Doug Edelstein, #24542
Deputy Adams County Attorney
4430 S. Adams County Parkway
Suite C5000B
Brighton, CO 80601
Telephone: 720-523-6116



Gil Reyes, Assessor
4430 S. Adams County Parkway
Suite C2100
Brighton, CO 80601
Telephone: 720-523-6038

Docket Number: 63412

ATTACHMENT A

Account Number: R0070622

Original Value:	
Land:	\$559,853
Improvements:	\$4,622,939
Total:	\$5,182,792
Stipulated Value:	
Land:	\$559,853
Improvements:	\$3,584,147
Total:	\$4,144,000

Account Number: R0070624

Original Value:	
Land:	\$215,092
Improvements:	\$1,086,045
Total:	\$1,301,137
Stipulated Value:	
Land:	\$215,092
Improvements:	\$1,074,419
Total:	\$1,289,511

Account Number: R0070625

Original Value:	
Land:	\$169,398
Improvements:	\$683,292
Total:	\$852,690
Stipulated Value:	
Land:	\$169,398
Improvements:	\$683,292
Total:	\$852,690

TOTAL NEW VALUE OF ACCOUNTS = \$6,286,201