

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 65526</b>
Petitioner: <b>CSMC 2007-C3 WESTMINSTER RETAIL LLC,</b>  v.  Respondent: <b>ADAMS 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.: R0024055**

**Category: Abatement      Property Type: Commercial Real**

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:            \$3,999,500**  
(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 4th day of May 2015.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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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



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<p><b>BOARD OF ASSESSMENT APPEALS,</b> State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203</p>	<p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p> <hr/> <p>Docket Number: 65526 County Schedule Number: R0024055</p>
<p><b>Petitioner:</b> CSMC 2007-C3 WESTMINSTER RETAIL, LLC</p> <p><b>Respondent:</b> ADAMS COUNTY BOARD OF COMMISSIONERS</p>	
<p>Kerri A. Booth, #42562 Assistant 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</p>	
<p><b>STIPULATION (As to Abatement/Refund for Tax Year 2013)</b></p>	

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(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:  
12001 Pecos Street, Westminster, CO  
Parcel: 0157333003005
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	\$ 1,297,373
Improvements	\$ 3,643,201
Total	\$ 4,940,574

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

Land	\$ 1,297,373
Improvements	\$ 3,643,201
Total	\$ 4,940,574

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

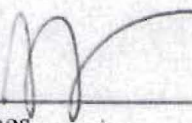
Land	\$ 1,297,373
Improvements	\$ 2,702,127
Total	\$ 3,999,500

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 market value based on actual income.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on \_\_\_\_\_, 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 25<sup>th</sup> day of February, 2015.

  
\_\_\_\_\_  
Ian James  
Ryan, LLC.  
5251 DTC Parkway, Suite 1045  
Greenwood Village, CO 80111  
Telephone: 720-524-0022

  
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Keri A. Booth, #42562  
Assistant Adams County Attorney  
4430 S. Adams County Parkway  
Suite C5000B  
Brighton, CO 80601  
Telephone: 720-523-6116

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