

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 69140</b>
Petitioner: <b>GATEWAY INDUSTRIAL TWENTY ONE LLC -</b>  v.  Respondent: <b>ADAMS COUNTY BOARD OF EQUALIZATION</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.: R0185649**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
  
2. Petitioner is protesting the 2016 actual value of the subject property.
  
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:  

**Total Value: \$13,217,920**  
 (Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2016 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 1st day of May 2017.

**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.

*Christine Fontenot*

\_\_\_\_\_  
Christine Fontenot



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<b>BOARD OF ASSESSMENT APPEALS, State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	
<b>Petitioner:</b> GATEWAY INDUSTRIAL TWENTY ONE LLC	
<b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	<b>▲ COURT USE ONLY ▲</b>
<b>Attorneys for Respondent:</b> Adams County Attorney's Office Kerri A. Booth, #42562 Assistant 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: 69140  County Schedule Number: R0185649
<b>STIPULATION (As to Tax Year 2016 Actual Value)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2016 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 property subject to this Stipulation is described as:  
18250 E. 40<sup>th</sup> Ave., Aurora Colorado, 80011.
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 2016:

Land	\$2,911,867
Improvements	\$15,357,136
Total	\$18,269,003

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

Land	\$2,911,867
Improvements	\$15,357,136
Total	\$18,269,003

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2016 for the subject property:

Land	\$2,911,867
Improvements	\$10,306,053
Total	\$13,217,920

6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year 2016 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

7. Brief narrative as to why the reduction was made: Reductio to market value and equalization with similar properties in the subject's market area.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 27, 2017 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 27th day of April 2017.

 

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