

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 72390</b>
Petitioner: <b>BCP AURORA 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 accepted 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.: R0187293**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

**Total Value: \$16,000,000**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2017 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 6th day of July 2018.

**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.

*Yesenia Araujo*

\_\_\_\_\_  
Yesenia Araujo



STATE OF COLORADO  
BO OF ASSESSMENT APPEALS  
2010 JUL -3 PM 4:01

<b>BOARD OF ASSESSMENT APPEALS, State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	
<b>Petitioner:</b> BCP AURORA LLC	
<b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	<b>▲ COURT USE ONLY ▲</b>
<b>Attorneys for Respondent:</b> Adams County Attorney's Office Meredith P. Van Horn, #42487 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: 72390  County Schedule Number: R0187293
<b>STIPULATION (As to Tax Year 2017 Actual Value)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2017 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 located at:  
12900 E. Smith Road, Aurora, Colorado.
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 2017:

Land	\$3,740,494
Improvements	<u>\$14,724,960</u>
Total	\$18,465,454

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

Land	\$3,740,494
Improvements	<u>\$14,724,960</u>
Total	\$18,465,454

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2017 for the subject property:

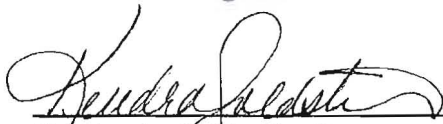
Land	\$3,740,494
Improvements	<u>\$12,259,506</u>
Total	\$16,000,000

6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year 2017 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

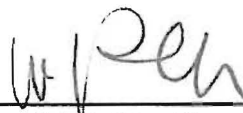
7. Brief narrative as to why the reduction was made: An agreement on the final value of the property was reached based on all approaches. The Petitioner presented some actual cost information on the construction of the new building, and the Assessor's Office presented a defensible cost.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 20, 2018 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 3rd day of July, 2018.



Kendra L. Goldstein, Esq.  
Barry J. Goldstein, Esq.  
Goldstein Law Firm  
950 S. Cherry Street, Suite 320  
Denver, CO 80246  
Telephone: 303-757-8865  
Email: [Kendra@goldsteinlf.com](mailto:Kendra@goldsteinlf.com)  
[bgoldstein@goldsteinlf.com](mailto:bgoldstein@goldsteinlf.com)



Meredith P. Van Horn, #42487  
Assistant Adams County Attorney  
4430 S. Adams County Parkway  
Suite C5000B  
Brighton, CO 80601  
Telephone: 720-523-6116  
[mvanhorn@adcogov.org](mailto:mvanhorn@adcogov.org)

Docket Number: 72390