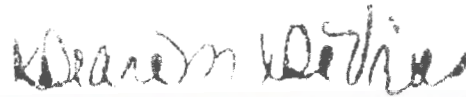




**Other (Vacant Land Commercial)**

**DATED** this 30th day of April 2019.

**BOARD OF ASSESSMENT APPEALS**

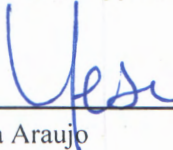


Diane M. DeVries



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



2019 APR 30 PM 12: 59

<b>BOARD OF ASSESSMENT APPEALS, State of Colorado</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>▲ COURT USE ONLY ▲</b>
<b>Petitioner:</b> 144 BULL CROSSING ASSOCIATES, LLC, BY AMAZON.COM DEDC, LLC TENANT	
<b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION	
<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, Colorado 80601 Telephone: 720-523-6116 Fax: 720-523-6114	Docket Number: 75175  County Schedule Number: R0192426
<b>STIPULATION (As to Tax Year 2018 Actual Value)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2018 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:  
14601 Grant Street, Thornton, 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 2018:

Land	\$11,889,570
Improvements	<u>\$105,527,795</u>
Total	\$117,417,365

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

Land	\$11,889,570
Improvements	<u>\$105,527,795</u>
Total	\$117,417,365

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2018 for the subject property:

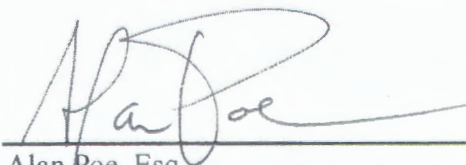
Land	\$11,889,570
Improvements	<u>\$32,888,427</u>
Total	\$44,777,997

6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year 2018 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

7. Brief narrative as to why the reduction was made: After information produced from discovery was reviewed and inspection of the Subject Property, it was determined the upper areas of the building are being utilized as a robotic racking system and have been reclassified from real property to personal property. The adjustment was made as personal property is not taxable until first put into use, which will be the 2019 tax year for the Subject Property.

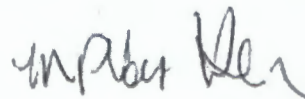
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 5, 2019 at 8:30 a.m., be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_\_ (check if appropriate).

DATED this 29<sup>th</sup> day of April, 2019.



Alan Poe, Esq.  
The Poe Law Office, LLC.  
7872 South Ventura Court  
Centennial, Colorado 80016  
Telephone: 303-915-6981  
Email: [alan.poe@poelawoffice.com](mailto:alan.poe@poelawoffice.com)

Docket Number: 75175



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