

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 78645</b>
Petitioner: <b>GA HC REIT II ST ANTHONY NORTH DENVER</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.: R0062003**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

**Total Value: \$3,000,000**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

The Adams County Assessor is directed to change his/her records accordingly.

**DATED** this 23rd day of November 2020.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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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*

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Debra A. Baumbach

*Martha Hernandez Sanchez*  
Martha Hernandez Sanchez



<b>BOARD OF ASSESSMENT APPEALS,</b> <b>State of Colorado</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
<b>Petitioner:</b> GA HC REIT ST ANTHONY NORTH DENVER  <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, Colorado 80601 Telephone: 720-523-6116 Fax: 720-523-6114	Docket Number: 78645  County Schedule Number: R0062003
<b>STIPULATION (As to Tax Year 2019 Actual Value)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2019 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:  
8300 Alcott Street, Westminster, 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 2019:

Land	\$ 283,987
Improvements	<u>\$3,680,598</u>
Total	\$3,964,585

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

Land	\$ 283,987
Improvements	<u>\$3,680,598</u>
Total	\$3,964,585

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2020 for the subject property:

Land	\$ 283,987
Improvements	<u>\$2,716,013</u>
Total	\$3,000,000

6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year 2020 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

7. Brief narrative as to why the reduction was made: The adjacent hospital moved. On 6-28-2018 the building was 72 percent vacant, on the lien date the building was 61 percent vacant. The building is suffering from both economic and physical obsolescence. At the time of valuation, 3-year lease up period is assumed. Consideration of the income approach to value with a lease-up period.


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

DATED this \_\_\_\_\_ day of November, 2020.



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