

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 79409</b>
Petitioner: <b>WALMART INC</b>  v. Respondent: <b>ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS</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.: R0176519**  
**Category: Abatement Appeal                      Property Type: Commercial**
  
2. Petitioner is protesting the 17-18 actual value of the subject property.
  
3. The parties agreed that the 17-18 actual value of the subject property should be reduced to:  

**Total Value: \$15,455,249**  
(Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 17-18 actual value of the subject property, as set forth above.

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

**DATED** this 3rd day of November 2020.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
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*

\_\_\_\_\_  
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> WALMART INC.	
<b>Respondent:</b> ADAMS COUNTY BOARD OF COMMISSIONERS	<b>▲ COURT USE ONLY ▲</b>
<b>Attorneys for Respondent:</b> Adams County Attorney's Office Meredith P. Van Horn, #42487 Assistant Adams 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: 79409  County Schedule Number: R0176519
<b>STIPULATION (As to Abatement/Refund for Tax Year 2017/2018)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2017/2018 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 located at as:  
7101 East 128<sup>th</sup>, Thornton, Colorado<sup>1</sup>.
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 2017/2018:

Land	\$ 3,773,690
Improvements	<u>\$11,689,707</u>

<sup>1</sup> The Petition states that this property is in Brighton, however the correct address is in Thornton per county records.

Total \$15,463,397

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

Land	\$ 3,773,690
Improvements	<u>\$11,689,707</u>
Total	\$15,463,397

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax year 2017/2018 actual value for the subject property:

Land	\$ 3,773,690
Improvements	<u>\$11,681,559</u>
Total	\$15,455,249

6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year 2017/2018 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

7. Brief narrative as to why the reduction was made: Stipulations agreed upon as result of additional analysis using Income Approach. Also, revised values achieve equalization for all three (3) Walmart Supercenter stores in Adams County at \$74.50/RSF.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 11, 2021, 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 30th day of October, 2020.



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