

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: SIVE STAR ENTERPRISES LLC, v. Respondent: WELD COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Mark Beto Address: 2500 Road 86 Lingle, WY 82223 Phone Number: 307.837.2023	Docket Number: 41418
ORDER ON STIPULATION	

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.: 1061-03-4-25-004+4

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

[PLEASE REFERENCE ATTACHED STIPULATIONS]

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

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

DATED/MAILED this 14th day of March, 2005.

This decision was put on the record

March 11, 2005

BOARD OF ASSESSMENT APPEALS

Karen E Hart

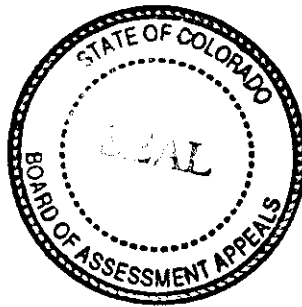
Karen E. Hart

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

Keela K. Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 41418
Single County Schedule Number 1061-03-9-25-004

STIPULATION (As To Tax Year 2003 Actual Value)

Petitioner(s), 5 STAR ENTERPRISES LLC / MARK Bebo
2500 Road 86, LINGLE, WY 82223
vs.

WELD COUNTY BOARD OF EQUALIZATION,
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject property, and jointly move that arbitration of the property in question be hereby resolved.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:
COMMERCIAL CONDO UNITS IN A SINGLE BUILDING LOCATED
ON BASNOR DRIVE IN JOHNSTOWN, COLO.

2. The subject property is classified as COMMERCIAL property (what type).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$	<u>11,745</u>	.00
Improvements	\$	<u>94,790</u>	.00
Total	\$	<u>106,535</u>	.00

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

Land	\$	<u>11,745</u>	.00
Improvements	\$	<u>94,790</u>	.00
Total	\$	<u>106,535</u>	.00

Single Schedule No.

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5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$	<u>11,745</u>	.00
Improvements	\$	<u>89,970</u>	.00
Total	\$	<u>101,715</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2003.

7. Brief narrative as to why the reduction was made:

MARKET, AND INCOME
THE UNIT WAS REDUCED BASED UPON VACANCY NUMBERS
WITHIN THE LOCAL MARKET. VALUES WERE DERIVED UPON THE
FINAL SALES PRICES PER SQ. FT. OF THE UNIT. THEY WERE SELL
UNITS AT TIME IN QUESTION.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on MARCH 7, 2005 (date) at 9:45 AM (time) be vacated or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

DATED this _____ day of _____

[Signature]
Petitioner(s) or Attorney

Address:

2500 Road 86
LINGLE, WY 82223

Telephone: 307-837-2023

Cindy Mangione #13241
County Attorney for Respondent,
Board of Equalization

Address:

915 10th Street
Greeley, Colo. 80631

Telephone: 970-336-7235 x4391

[Signature]
County Assessor

Address:

1400 N. 17th Avenue
Greeley, Colo. 80631

Telephone: 970-353-3845 x3685

Docket Number 41418
StipCnty.mst

Single Schedule No. _____

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 41418
Single County Schedule Number 1061-03-9-25-005

STIPULATION (As To Tax Year 2003 Actual Value)

Petitioner(s), 5 STAR ENTERPRISES LLC / MARK Bebo
2500 ROAD 86, LINGLE, WY 82223
vs.

WELD COUNTY BOARD OF EQUALIZATION,
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject property, and jointly move that arbitration of the property in question be hereby resolved.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
COMMERCIAL CONDO UNITS IN A SINGLE BUILDING LOCATED ON BASHOR DRIVE IN JOHNSTOWN, COLO.

2. The subject property is classified as Commercial property (what type).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$	<u>11,745</u>	.00
Improvements	\$	<u>94,790</u>	.00
Total	\$	<u>106,535</u>	.00

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

Land	\$	<u>11,745</u>	.00
Improvements	\$	<u>94,790</u>	.00
Total	\$	<u>106,535</u>	.00

Single Schedule No.

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5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$	<u>11,745</u>	.00
Improvements	\$	<u>89,970</u>	.00
Total	\$	<u>101,715</u>	.00

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UNITS AT TIME IN QUESTION.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on MARCH 7, 2006 (date) at 9:45 AM (time) be vacated or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

DATED this _____ day of _____

[Redacted Signature]
Petitioner(s) or attorney

Cyndy Haigne #13241
County Attorney for Respondent,
Board of Equalization

Address:

2500 Road 86
LINGLE, WY 82223

Address:

915 10th STREET
Greeley, Colo. 80631

Telephone: 307-837-2023

Telephone: 970-336-7235 X4391

[Redacted Signature]
County Assessor

Address:

1400 N. 17th AVENUE
Greeley, Colo. 80631

Docket Number 41418
StipCnty.mst

Telephone: 970-353-3845 X3685

Single Schedule No.

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 41418
Single County Schedule Number 1061-03-9-75-006

STIPULATION (As To Tax Year 2003 Actual Value)

Petitioner(s), 5 STAR ENTERPRISES LLC / MARK BEBO
vs. 2500 ROAD 86, LINGLE, WY 82223

WELD COUNTY BOARD OF EQUALIZATION,
Respondent.

Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2003 valuation of the subject property, and jointly move that arbitration of the property in question be hereby resolved.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:
COMMERCIAL COACH UNITS IN A SINGLE BUILDING LOCATED ON BASHOR DRIVE IN JOHNSTOWN, COLO.

2. The subject property is classified as COMMERCIAL property (what type).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$	<u>11,844</u>	.00
Improvements	\$	<u>95,571</u>	.00
Total	\$	<u>107,415</u>	.00

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

Land	\$	<u>11,844</u>	.00
Improvements	\$	<u>95,571</u>	.00
Total	\$	<u>107,415</u>	.00

Single Schedule No. 1

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$	<u>11,844</u>	.00
Improvements	\$	<u>90,706</u>	.00
Total	\$	<u>102,550</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2003.

7. Brief narrative as to why the reduction was made:

MARKET, AND INCOME
The UNIT WAS Reduced BASED UPON VACANCY NUMBERS
WITHIN THE LOCAL MARKET. VALUES WERE DERIVED UPON THE
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UNITS AT TIME IN QUESTION.

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DATED this _____ day of _____

[Redacted Signature]
Petitioner(s) or Attorney

Address:

2500 ROAD 86
LINGLE, WY
82223

Telephone: 307-837-2023

Cindy Hiauguo #13241
County Attorney for Respondent,
Board of Equalization

Address:

915 10TH STREET
Greeley, CO
80631

Telephone: 970-336-7235 x4391

[Signature]
County Assessor

Address:

1400 N. 17TH AVENUE
Greeley, CO
80631

Telephone: 970-353-3895 x3685

Docket Number
StipCnty.mst

41418

Single Schedule No.

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 41418
Single County Schedule Number 1061-03-9-25-007

STIPULATION (As To Tax Year 2003 Actual Value)

Petitioner(s), 5 STAR ENTERPRISES LLC / MARK Bebo
2500 ROAD 86, LINGLE, WY 82223
vs.

WELD COUNTY BOARD OF EQUALIZATION,
Respondent.

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Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
COMMERCIAL CONDO UNITS IN A SINGLE BUILDING LOCATED
WALBURN DRIVE IN JOHNSTOWN, COLO.

2. The subject property is classified as Commercial property (what type).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$	<u>11,745</u>	.00
Improvements	\$	<u>94,790</u>	.00
Total	\$	<u>106,535</u>	.00

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

Land	\$	<u>11,745</u>	.00
Improvements	\$	<u>94,790</u>	.00
Total	\$	<u>106,535</u>	.00

Single Schedule No.

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$	<u>11,745</u>	.00
Improvements	\$	<u>89,970</u>	.00
Total	\$	<u>101,715</u>	.00

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MARKET AND INCOME
THE UNIT WAS REDUCED BASED UPON VACANCY NUMBERS WITHIN THE LOCAL MARKET. VALUES WERE DERIVED UPON THE FINAL SALES PRICES PER SQ. FT. OF THE UNIT. THEY WERE SELL UNITS AT TIME IN QUESTION.

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DATED this _____ day of _____

 Petitioner(s) or Attorney

Cindy Liangue #13241
County Attorney for Respondent,
Board of Equalization

Address:

2500 Road 86

LITTLE, WY 82223

Telephone: 307-837-2023

Address:

915 10TH STREET

Greeley, CO. 80631

Telephone: 970-336-7235 X4391

[Signature]
County Assessor

Address:

1400 N. 17TH AVENUE

Greeley, CO. 80631

Telephone: 970-353-3845 X3685

Docket Number
StipCnty.mst

41418

Single Schedule No.

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 41418
Single County Schedule Number 1061-03-9-25-008

STIPULATION (As To Tax Year 2003 Actual Value)

Petitioner(s), 5 STAR ENTERPRISES LLC / MARK Bebo
2500 ROAD 86, LINGLE, WY 82223
vs.

WELD COUNTY BOARD OF EQUALIZATION,
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject property, and jointly move that arbitration of the property in question be hereby resolved.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
COMMERCIAL CONDO UNITS IN A SINGLE BUILDING LOCATED ON BASNOR DRIVE IN JOHNSTOWN, COLO.

2. The subject property is classified as Commercial property (what type).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$	<u>11,598</u>	.00
Improvements	\$	<u>93,672</u>	.00
Total	\$	<u>105,270</u>	.00

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

Land	\$	<u>11,598</u>	.00
Improvements	\$	<u>93,672</u>	.00
Total	\$	<u>105,270</u>	.00

Single Schedule No.

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WELD ASSESSOR

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5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$	<u>11,598</u>	.00
Improvements	\$	<u>88,865</u>	.00
Total	\$	<u>100,463</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2003.

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The UNIT WAS Reduced Based upon Vacancy Numbers
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Petitioner(s) or Attorney

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82223

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