

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>DANIEL WEINGARTEN,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>LOGAN COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: 1<sup>st</sup> Net Real Estate Service Inc Dan George</p> <p>Address: 2255 S Wadsworth Blvd, Suite 108 Lakewood, CO 80227</p> <p>Phone Number: (720) 962-5750</p>	<p><b>Docket Number: 41474</b></p>
<p><b>ORDER ON STIPULATION</b></p>	

**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.: 38052528225005**

**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:

Land	\$ 479,874.00
Improvements	\$ 920,126.00
Total	\$1,400,000.00

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

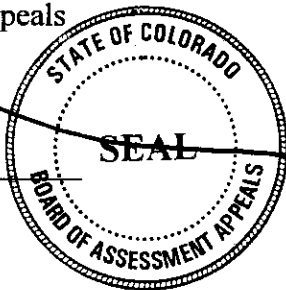
**DATED/MAILED** this 7<sup>th</sup> day of May, 2004.

This decision was put on the record

May 6, 2004

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

  
\_\_\_\_\_  
Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS**



\_\_\_\_\_  
Karen E. Hart



\_\_\_\_\_  
Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 41474

Single County Schedule Number: 38052528225005

STIPULATION (As to Tax Year 2003 Actual Value)

Daniel Weingarten, 100 Broadway, Sterling, CO,

Petitioner,

vs.

LOGAN COUNTY BOARD OF EQUALIZATION,

Respondent.

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BOARD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003 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 described as:

100 Broadway  
Lot 1 Broadway Plaza Second Resubdivision to Sterling  
Sterling CO

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

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

Land	\$ <u>479,874.00</u>
Improvements	\$ <u>1,234,110.00</u>
Total	\$ <u>1,713,984.00</u>

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

Land	\$ <u>479,874.00</u>
Improvements	\$ <u>1,234,110.00</u>
Total	\$ <u>1,713,984.00</u>

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>479,874.00</u>
Improvements	\$	<u>920,126.00</u>
Total	\$	<u>1,400,000.00</u>

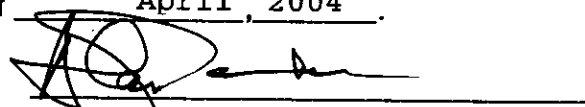
6. The valuation, as established above, shall be binding only with respect to tax year 2003.

7. Brief narrative as to why the reduction was made:  
Additional economic obsolescence was allowed for higher than  
typical vacancy and collection loss.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 14, 2004 (date) at 8:30 A.M. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 26th day of April, 2004.

  
Petitioner(s) or Agent or Attorney

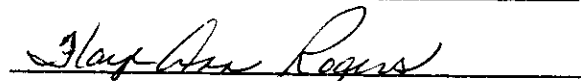
  
County Attorney for Respondent,  
Board of Equalization

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Sterling CO 80751

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County Assessor

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Suite 1  
Sterling CO 80751

Telephone: 970.522.2797

Docket Number 41474