

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: MORNINGSTAR FOODS INC, v. Respondent: WELD COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Ronald P Little Associated Tax Appraiser Address: P.O. Box 56561 Houston, TX 77256 Phone Number: 713-621-8383	Docket Number: 42308
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.: R3567386
Category: Valuation Property Type: Commercial Real
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:

Total Value: \$1,216,224
(Reference Attached Stipulation)

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 AND MAILED this 20th day of May 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

May 19, 2005

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 Steele

Keela Steele



05/09/05 11:06 FAX

WELD ASSESSOR

002

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 42308
Single County Schedule Number 0961-17-4-07-003

STIPULATION (As To Tax Year 2003 Actual Value)

Petitioner(s), MORNING-STAR Foods INC. / Southern Food Group LP

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:
AN INDUSTRIAL PROPERTY USED AS A MILK PACKAGE FACILITY, ORIGINALLY OPERATED BY MEADOW GOLD DAIRY. THE STRUCTURE IS APPROX 76,000 SF. WITH 189,834 SF. OF LAND.

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

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

Land	\$	<u>239,751</u>	.00
Improvements	\$	<u>1,432,557</u>	.00
Total	\$	<u>1,672,308</u>	.00

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

Land	\$	<u>239,751</u>	.00
Improvements	\$	<u>1,432,557</u>	.00
Total	\$	<u>1,672,308</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>239,751</u>	.00
Improvements	\$	<u>976,473</u>	.00
Total	\$	<u>1,216,224</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:
The property was determined to have additional obsolescence based upon use and size as well as age. Fixing would require extensive Refit and work to allow its use for another function.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on JUNE 2ND (date) at 1:00 PM (time) be vacated or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

DATED this 9TH day of MAY 2005.

[Signature]
Petitioner(s) or Attorney
Agent

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

Address:
90 Associated Tax Appraisers
PO Box 510561
Houston, TX 77256-0561

Address:
915 10th St., P.O. Box 758
Greeley, CO 80632

Telephone: 281-497-2200

Telephone: 970-356-4000 x4391

[Signature]
County Assessor

Address:
1400 N. 17TH Avenue
Greeley, CO 80631

Docket Number 42308
StipCnty.mst

Telephone: 970-353-3845



LETTER OF AUTHORIZATION

I, Patrick K. Ford, have been given authority by the property owner to authorize Associated Tax Appraisers, P.O. Box 56561, Houston, TX 77256 to act on my behalf before the:

STATE of COLORADO

COUNTY of WELD

on all tax and valuation matters concerning the following property:
(And any other real and/or personal property listed under the below owner name.)

Owner Name: SOUTHERN FOODS GROUP LP

Assessor's Parcel ID #: R3567386 & R3565386

Property Address: 450 25 St & 2400 5 Ave
 Greeley, CO Greeley, CO

I further authorize Associated Tax Appraisers to receive all communication from the assessor's office of all appointments and decisions.
(e.g. Appraisal Notices, Appraisal Review Board Orders, Hearing Notices, Tax Bills, and Collection Notices.)

SOUTHERN FOODS GROUP

Patrick K. Ford
SIGNATURE

Patrick K. Ford, Chief Financial Officer
PRINTED NAME AND TITLE

3/27/98
DATE