

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44285
Petitioner: STATE FARM MUTUAL AUTOMOBILE INSURANCE CO., v. Respondent: WELD COUNTY BOARD OF EQUALIZATION.	
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.: R0295801+4

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Total Value: \$46,450,020
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2004 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 21st day of October 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

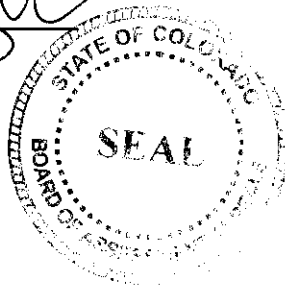
October 19, 2005

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



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 44285
Single County Schedule Number

ACCT: # 0296201 + 4

STIPULATION (As To Tax Year 2004 Actual Value)

STATE FARM MUTUAL AUTOMOBILE INSURANCE

Petitioner(s),

Co Agency: MARVIN POER
ATT: JOE MANZON

vs.

WELD COUNTY BOARD OF EQUALIZATION

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2004 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:
A REGIONAL OFFICE COMPLEX OF 3 BUILDINGS LOCATED ON
APPROX. 55 ACRES AND APPROX 5 MILES WEST OF GREELEY. THIS
IS HOME TO DIVISIONS OF A NATIONAL COMPANY.

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 2004:

Land	\$	<u>3,020,886</u>	.00
Improvements	\$	<u>49,817,019</u>	.00
Total	\$	<u>52,837,905</u>	.00

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

Land	\$	<u>3,020,886</u>	.00
Improvements	\$	<u>49,817,019</u>	.00
Total	\$	<u>52,837,905</u>	.00

Single Schedule No.

1

HCC13. #

To be withdrawn from appeal by the petitioners for this appeal as part of this stipulated agreement. Signatures below enforce this withdrawal of shown acts!

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2004 actual value for the subject property:

* See ABOVE !!

Land	\$	<u>3,020,886</u>	.00
Improvements	\$	<u>43,429,134</u>	.00
Total	\$	<u>46,450,020</u>	.00 (46,450,020)

6. The valuation, as established above, shall be binding only with respect to tax year 2004.

7. Brief narrative as to why the reduction was made: NATIONAL AND REGIONAL MARKET SALES INFORMATION AS WELL AS INCOME PROBILITY TO A COMPLEX THIS LARGE SUGGESTED A LOWER VALUE.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 27th 2005 (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 1st day of September, 2005.

[Signature] #1685
Petitioner(s) or Attorney
Ronald S. Loser

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

Address:
1099 18th Street #2600
Denver, CO 80202

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

Telephone: 303-297-2600

Telephone: 970-353-4000 X4391

[Signature]
County Assessor 9-1-05

Address:
1400 N. 17th Avenue
Greeley, Colo. 80631

Docket Number 44285
StipCnty.mst

Telephone: 970-353-3845

Single Schedule No. 0296201 + 4

ACCTS: # 0295801 - 0296001 - 0296301 - 0296401 ARE Agreed
 TO be withdrawn from Appeal By The petitioners. For
 THIS APPEAL AS PART of THIS Stipulated Agreement.
 SIGNATURES Below Enforce This Withdrawal of shown ACCTS:

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2004 actual value for the subject property:

* See ABOVE !!

Land	\$	<u>3,020,886</u>	.00
Improvements	\$	<u>43,429,134</u>	.00
Total	\$	<u>46,450,020</u>	.00 (46,450,020)

6. The valuation, as established above, shall be binding only with respect to tax year 2004.

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WELL AS income probability to a complex this large suggested
a lower value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 27th 2005 (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 1st day of September, 2005.

Petitioner(s) or Attorney

County Attorney for Respondent,
Board of Equalization

Address:

Address:

Telephone:

Telephone:

[Signature]
 County Assessor 9-1-05

Address:

1400 N. 17th AVENUE
Greeley, Colo. 80631

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