

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 47943</b>
Petitioner: <b>TEBO WINDSOR LLC,</b>  v. Respondent: <b>WELD COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0161294**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:  

**Total Value:            \$2,000,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2007 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 1st day of July 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

June 27, 2008

*Karen E Hart*

Karen E. Hart

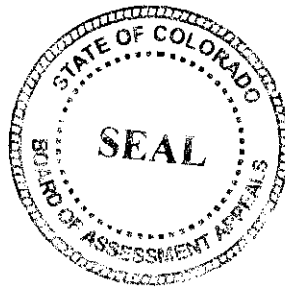
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*Toni Rigirozzi*

Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

**Docket Number 47943**  
**Single County Schedule Number R0161294**

---

**STIPULATION (As To Tax Year 2007 Actual Value)**

---

TEBO WINDSOR LLC,  
Petitioner(s),

vs.

**WELD COUNTY BOARD OF EQUALIZATION,**

Respondent.

---

2008 JUN 27 PM 1:28

Petitioner (s) and Respondent hereby enter into this Stipulation regarding the tax year 2007 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:

LOT 5 WINDSOR WEST SUB 2<sup>ND</sup> FILING, AKA 1159 W MAIN STREET  
WINDSOR, CO

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 the tax year 2007:

Land	\$326,394.00
Improvements	\$2,111,106.00
Total	\$2,437,500.00

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

Land	\$326,394.00
Improvements	\$2,111,106.00
Total	\$2,437,500.00

**RECEIVED**

JUN 18 2008

5. After further review and negotiation, Petitioner (s) and County Board of Equalization agree to the following tax year 2007 actual value for the subject property:

Land	\$326,394.00
Improvements	\$1,673,606.00
Total	\$2,000,000.00

6. The valuation, as established above, shall be binding only with respect to tax year 2007.

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

After further review, it was determined that the Market and Income Approaches do not support the assigned value. Petitioner / Owner agree that no prior year abatement will be filed.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on JULY 10, 2008 (date) at 8:30 AM (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

**DATED** this 11 day of JUNE, 2008.

*(Agent) AUSA Inc. P. J. N. N. N.*  
\_\_\_\_\_  
Petitioner(s) or Attorney

*Cindy M. M. #13241*  
\_\_\_\_\_  
County Attorney for Respondent,  
Board of Equalization

Address:  
*200 West 98th Street, Ste 101*  
*Mpls, MN 55420*  
\_\_\_\_\_

Address:  
*915 10th Street, P.O. Box 758*  
*Greeley, CO 80632*  
\_\_\_\_\_

Telephone: *952-884-7303*  
\_\_\_\_\_

Telephone: *970-356-4000 x4391*  
\_\_\_\_\_

*Scott M. M.*  
\_\_\_\_\_  
County Assessor

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

Telephone: (970) 353-3845 ext. 3697

Docket Number 47943  
Stip-1.Frm