

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56670
Petitioner: GREELY PLAZA WEST LLC, 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.: R2132386

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value: \$650,000

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

ORDER:

Respondent is ordered to reduce the 2010 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 29th day of November 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

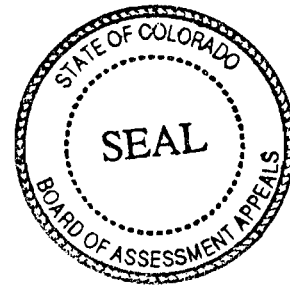
Debra A. Baumbach

Debra A. Baumbach

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

[Handwritten Signature]

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

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Docket Number 56670

Single County Schedule Number R2132386

STIPULATION (As To Tax Year 2010 Actual Value)

Greeley Plaza West, LLC,
Petitioner(s),

vs.

WELD COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner (s) and Respondent hereby enter into this Stipulation regarding the tax year 2010 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:

GR 17534-J PT TR A GREELEY PLAZA (PT NE4 12 5 66) BEG N89D54'E
279.27' & S0D06'E 80' FROM NW COR NE4 S0D06'E 273.10' N89D54'E
38.50' S0D06'E 150.67' S89D54'W 108.17' S0D03'E 30' S89D54'W 150'
N0D03'W 303.77' N89D54'E 150' N0D06'W 150' N89D54'E 69.44' TO
B

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 2010:

Land	\$195,278.00
Improvements	\$596,442.00
Total	\$791,720.00

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

Land	\$195,278.00
Improvements	\$596,442.00
Total	\$791,720.00

R2132386

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5. After further review and negotiation, Petitioner (s) and County Board of Equalization agree to the following tax year 2010 actual value for the subject property:

Land	\$195,278.00
Improvements	\$454,722.00
Total	\$650,000.00


6. The valuation, as established above, shall be binding only with respect to tax year 2010.

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

Value was lowered after reviewing the subjects actual income and expenses. Also gave consideration to the sale of the subject in May of 2006 for \$650,000. The value for tax year 2009 was approved by the Assessor on an abatement for \$650,000.


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

DATED this 16th day of November, 2010.



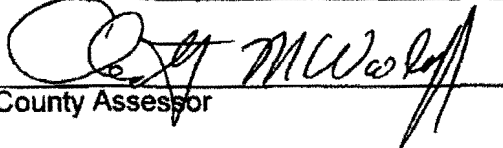
Petitioner(s) or Attorney
Ian James, Manager
Thomson Reuters
Address:
1125 17th St., Suite 1575
Denver, CO 80602

Telephone: (303) 292-6204



Cindy Yauque #13241
County Attorney for Respondent,
Board of Equalization
Address:
915 10th St P.O. Box 758
Greeley, CO 80632

Telephone: 970.356.4000 x4396



County Assessor

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

Telephone: (970) 353-3845 ext. 3697

Docket Number
Stip-1.Frm

R2132386
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