

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56944
Petitioner: WGG LONGMONT DEVELOPMENT LLC, v. Respondent: BOULDER 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.: R0801029+2

Category: Valuation Property Type: Vacant Land
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: \$1,552,000
 (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 Boulder County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 22nd day of December 2010.

BOARD OF ASSESSMENT APPEALS

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

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 56944

Account Number(s): R0081029, R0502091, R0503118

STIPULATION (As To Tax Year 2010 Actual Values)

WGG Longmont Development LLC

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent.

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STATE OF COLORADO
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2010 DEC 20 AM 8:07

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2010 valuation of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

- 1. The properties subject to this Stipulation are described as follows:
All addresses are 2215 Corporate Center Circle, Longmont Colorado

ID R0081029 Lot 1 Block 1 Creekside Business Park 2nd Filing
 ID R0502091 Lot 1 Block 1 Creekside Business Park 2nd Filing Replat A
 ID R0503118 Lot 2 Block 1 Creekside Business Park 2nd Filing Replat A

- 2. The subject properties are classified as vacant land.
- 3. The County Assessor assigned the following actual values to the subject properties for tax year 2010:

ID R0081029 Lot 1 Block 1 Creekside Business Park 2 nd Filing	\$ 966,400
ID R0502091 Lot 1 Block 1 Creekside Business Park 2 nd Filing Replat A	\$ 446,900
ID R0503118 Lot 2 Block 1 Creekside Business Park 2 nd Filing Replat A	<u>\$ 406,300</u>
Total	\$ 1,819,600

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STIPULATION (As To Tax Year 2010 Actual Value)

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

ID R0081029 Lot 1 Block 1 Creekside Business Park 2 nd Filing	\$ 966,400
ID R0502091 Lot 1 Block 1 Creekside Business Park 2 nd Filing Replat A	\$ 446,900
ID R0503118 Lot 2 Block 1 Creekside Business Park 2 nd Filing Replat A	<u>\$ 406,300</u>
Total	\$ 1,819,600

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

ID R0081029 Lot 1 Block 1 Creekside Business Park 2 nd Filing	\$ 800,300
ID R0502091 Lot 1 Block 1 Creekside Business Park 2 nd Filing Replat A	\$ 393,700
ID R0503118 Lot 2 Block 2 Creekside Business Park 2 nd Filing Replat A	<u>\$ 358,000</u>
Total	\$ 1,552,000

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:

The three lots were combined into one competitive environment/ marketing area which extended the sellout period to 5 years for purposes of discounting calculation.

8. The hearing for this petition before the Board of Assessment Appeals has not yet been set.

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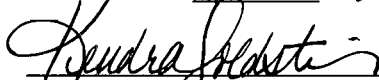
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STIPULATION (As To Tax Year 2010 Actual Value)

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9. This agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

DATED this 13th day of December, 2010.



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