

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 58471</p>
<p>Petitioner: SILVER TIP COMMERCIAL LLC,</p> <p>v.</p> <p>Respondent: WELD COUNTY BOARD OF EQUALIZATION.</p>	
<p>ORDER ON STIPULATION</p>	

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.: R2132086+1

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$223,776
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 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 16th day of December 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

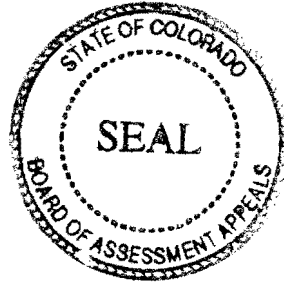
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number 58471

Single County Schedule Number R2132086

STIPULATION (As To Tax Year 2011 Actual Value)

Silver Tip Commercial LLC,
Petitioner(s),

vs.

WELD COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner (s) and Respondent hereby enter into this Stipulation regarding the tax year 2011 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-A3-1 PT GREELEY PLAZA IN NE4 12 5 66 COMM NW R/W
INTSEC OF 26 AVE & W 11 ST RD
aka 2611 West 11th Street Road, Greeley, CO

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 the tax year 2011:

Land	\$28,980.00
Improvements	\$219,660.00
Total	\$248,640.00

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

Land	\$28,980.00
Improvements	\$219,660.00
Total	\$248,640.00

5. After further review and negotiation, Petitioner (s) and County Board of Equalization agree to the following tax year 2011 actual value for the subject property:

Land	\$25,875.00
Improvements	\$177,236.00
Total	\$203,111.00

6. The valuation, as established above, shall be binding only with respect to tax year 2011.
7. Brief narrative as to why the reduction was made:

After further review of similar comparable sales and an inspection of the subject property, it was determined an adjustment was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on Jan. 3, 2012 (date) at 8 (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

DATED this 23rd day of November, 2011.

[Signature]
 Petitioner(s) or Attorney

[Signature]
 483 County Attorney for Respondent,
 Board of Equalization

Address: Steve Evans
The Empty Inc For Petition
PO Box 1750
Castle Rock, CO 80514

Telephone: 720-351-3515

Address: 1150 "G" Street P.O. Box 758
Wray Colorado 80632

Telephone: 470-352-4000 x 4394

[Signature]
 County Assessor

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

Telephone: (970) 353-3845 ext. 3697

Docket Number 58471
 Stip-1.Frm

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number 58471

Single County Schedule Number R2132586

STIPULATION (As To Tax Year 2011 Actual Value)

Silver Tip Commercial LLC,
Petitioner(s),

vs.

WELD COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner (s) and Respondent hereby enter into this Stipulation regarding the tax year 2011 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-A6 PT GREELEY PLAZA IN NE4 12 5 66 BEG N R/W LN
INTSEC 26 AV & 11 ST
(parking lot that supports 2611 West 11th Street Road parcel)

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 2011:

Land	\$20,905.00
Improvements	\$2,000.00
Total	\$22,905.00

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

Land	\$20,905.00
Improvements	\$2,000.00
Total	\$22,905.00

5. After further review and negotiation, Petitioner (s) and County Board of Equalization agree to the following tax year 2011 actual value for the subject property:

Land	\$18,665.00
Improvements	\$2,000.00
Total	\$20,665.00

6. The valuation, as established above, shall be binding only with respect to tax year 2011.
7. Brief narrative as to why the reduction was made:

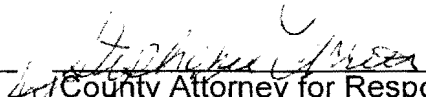
After further review of land values and an inspection of the subject property, it was determined that an adjustment was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on Jan. 3, 2012 (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 23rd day of November, 2011.



 Petitioner(s) or Attorney



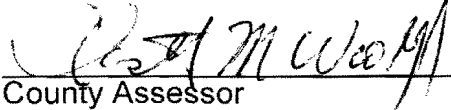
 County Attorney for Respondent,
 Board of Equalization

Address: Steve Evans
The Economy Tax for Petitioners
2038 W 17th
Castle Rock, CO 80104

Address: 1156 "C" Street P.O. Box 758
Wiley, CO 80632

Telephone: 720-351-3515

Telephone: 970-356-4000 x4394



 County Assessor

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

Telephone: (970) 353-3845 ext. 3697

Docket Number
 Stip-1.Frm