

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58694
Petitioner: MLCFC 2006-4 GREELEY RETAIL 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.: R4473006
 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: \$10,867,585
 (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 1st day of March 2012.

BOARD OF ASSESSMENT APPEALS

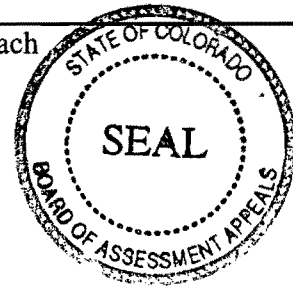
Diane M. DeVries

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



Cara McKeller

Cara McKeller

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number 58694
Single County Schedule Number R4473006

2012 FEB 25 PM 12:00

STIPULATION (As To Tax Year 2011 Actual Value)

MLCFC 2006-4 Greeley Retail 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 GM LOT 1 GREELEY MALL MINOR, 2050 GREELEY MALL ST,
GREELEY, 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 2011:

Land	\$8,674,216.00
Improvements	\$18,733,624.00
Total	\$27,407,840.00

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

Land	\$7,589,939.00
Improvements	\$9,477,898.00
Total	\$17,067,837.00

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	\$5,421,385.00
Improvements	\$5,446,200.00
Total	\$10,867,585.00

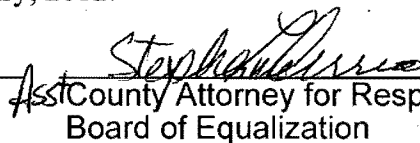
6. The valuation, as established above, shall be binding only with respect to tax year 2011.
7. Brief narrative as to why the reduction was made:

Adjusted value based on actual income and expense, considering % of current leases expiring, and an increased cap rate due to risk.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 03/26/12 (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 15th day of February, 2012.

 #1685
Petitioner(s) or Attorney

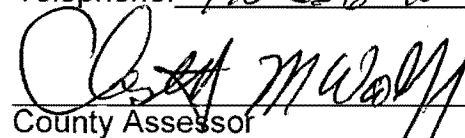
 #5809
Asst County Attorney for Respondent,
Board of Equalization

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Denver, CO 80202

Telephone: 303-277-2600

Address:
1150 "O" Street
P.O. Box 758
Greeley CO 80637

Telephone: 970-356-4000 ext 4394


County Assessor

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

Telephone: (970) 353-3845 ext. 3697

Docket Number
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