

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58752
Petitioner: OIRE COLORADO C 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.: R4238506

Category: Valuation Property Type: Industrial

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: \$11,500,000

(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 23rd day of February 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

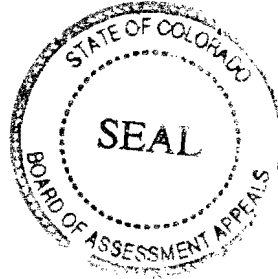
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number 58752

Single County Schedule Number R4238506

STIPULATION (As To Tax Year 2011 Actual Value)

Oire Colorado C 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:

4185 Salazar Way, Frederick

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	\$1,018,068.00
Improvements	\$11,039,199.00
Total	\$12,057,267.00

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

Land	\$1,018,068.00
Improvements	\$11,039,199.00
Total	\$12,057,267.00

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	\$1,018,068.00
Improvements	\$10,481,932.00
Total	\$11,500,000.00

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 an adjustment to the income capitalization rate was deemed nessacary.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 24, 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 31st day of January, 2012.

Ronald S. Losev #1685

Petitioner(s) or Attorney

Ronald S. Losev

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John W. G. [unclear] #589

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Board of Equalization

Address:

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[Signature]

County Assessor

Address:

1400 N.17th Avenue
Greeley, CO 80631

Telephone: (970) 353-3845 ext. 3697

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