

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62390
Petitioner: UNITZ, 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.: R6778807+18

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$1,014,520
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2013 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 14th day of April 2014.

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

2014 APR -4 AM 8:58

Docket Number 62390

Single County Schedule Number R6778807 + 18

STIPULATION (As To Appeal for Tax Year 2013)

Unitz, LLC,
Petitioner(s),

vs.

Weld COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner (s) and Respondent hereby enter into this Stipulation regarding the tax year 2013 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:

GARAGE UNITZ AT DACONO CONDO
19 Units see Addendum

2. The subject property is classified as Commercial property.
3. The County Assessor originally assigned the following actual value to the subject property for the tax year 2013:

Total	\$1,268,150
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4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Total	\$1,268,150
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5. After further review and negotiation, Petitioner (s) and County Board of Equalization agree to the following tax year 2013 actual value for the subject property:

Total	\$1,014,520
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6. The valuation, as established above, shall be binding only with respect to tax year 2013.

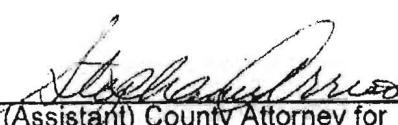
7. Brief narrative as to why the reduction was made:

After review of market comparables an adjustment was deemed necessary.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 16, 2014(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 2nd day of April, 2014.


FOR UNITZ, LLC
Petitioner(s) or Agent or Attorney

 #5809
(Assistant) County Attorney for
Respondent, Weld County Board of
Equalization

Address:
UNITZ, LLC
P.O. BOX 581
ERIE, CO 80516

Address:
1150 "O" Street
P.O. Box 758
Greeley, CO 80632

Telephone: (303) 444-8678

Telephone: (970) 336-7235


County Assessor

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

Telephone: (970) 353-3845 ext. 3697

Docket Number 62390

Addendum

BAA Docket		62390		2103		2013	2013
Account #	Parcel #	Unit #	Owner	Size S.F.	Assessor Value	CBOE Value	BAA Stipulation
R6778807	1467-02-3-09-001	B1	UNITZ LLC	980	\$63,700	\$63,700	\$50,960
R6778808	1467-02-3-09-002	B2	UNITZ LLC	1,100	\$71,500	\$71,500	\$57,200
R6778809	1467-02-3-09-003	B3	UNITZ LLC	1,000	\$65,000	\$65,000	\$52,000
R6778812	1467-02-3-09-006	B6	UNITZ LLC	1,000	\$65,000	\$65,000	\$52,000
R6778813	1467-02-3-09-007	B7	UNITZ LLC	1,100	\$71,500	\$71,500	\$57,200
R6778815	1467-02-3-09-009	B9	UNITZ LLC	1,000	\$65,000	\$65,000	\$52,000
R6778816	1467-02-3-09-010	B10	UNITZ LLC	1,100	\$71,500	\$71,500	\$57,200
R6778817	1467-02-3-09-011	B11	UNITZ LLC	1,000	\$65,000	\$65,000	\$52,000
R6778821	1467-02-3-10-002	D2	UNITZ LLC	1,125	\$73,125	\$73,125	\$58,500
R6778827	1467-02-3-10-008	D8	UNITZ LLC	1,125	\$73,125	\$73,125	\$58,500
R6778828	1467-02-3-10-009	D9	UNITZ LLC	750	\$48,750	\$48,750	\$39,000
R6778829	1467-02-3-10-010	D10	UNITZ LLC	730	\$47,450	\$47,450	\$37,960
R6778830	1467-02-3-10-011	D11	UNITZ LLC	1,125	\$73,125	\$73,125	\$58,500
R6778831	1467-02-3-10-012	D12	UNITZ LLC	1,125	\$73,125	\$73,125	\$58,500
R6778833	1467-02-3-10-014	D14	UNITZ LLC	1,125	\$73,125	\$73,125	\$58,500
R6778834	1467-02-3-10-015	D15	UNITZ LLC	1,125	\$73,125	\$73,125	\$58,500
R6778835	1467-02-3-10-016	D16	UNITZ LLC	1,125	\$73,125	\$73,125	\$58,500
R6778836	1467-02-3-10-017	D17	UNITZ LLC	1,125	\$73,125	\$73,125	\$58,500
R6778837	1467-02-3-10-018	D18	UNITZ LLC	750	\$48,750	\$48,750	\$39,000
Total		19 Units		19,510	\$1,268,150	\$1,268,150	\$1,014,520
		per sq. ft.			\$65	\$65	\$52

Stip-1.Frm