

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64485
Petitioner: 35TH & 37TH LLC, v. Respondent: WELD COUNTY BOARD OF COMMISSIONERS.	
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.: R2682604+2

Category: Abatement Property Type: Vacant Land

2. Petitioner is protesting the 11-12 actual value of the subject property.

3. The parties agreed that the 11-12 actual value of the subject property should be reduced to:

Total Value: \$696,296
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 11-12 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 25th day of November 2014.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

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

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS
2014 NOV 18 AM 10:24

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 64485
Multiple County Schedule Numbers: (As Set Forth in the Attached)

STIPULATION (As to Tax Year 2012 Actual Value)

35th & 37th LLC,

Petitioner

vs.

Weld COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2012 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 Properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.

2. The subject properties are classified as Commercial (what type).

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2012.

4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.

5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2012 actual values of the subject properties, as shown on Attachment C.

6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2012.

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

Review of vacant commercial lot sales in the 2011/2012 data
collection period.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 15, 2015 (date) at 8:30 a.m. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 29 day of October, 2014.

Paul Stevens
Petitioner(s) or Agent or Attorney

Don Johnson #39848
Asst. County Attorney for Respondent,
Board of Equalization

Address:
9635 Pleasant Cir #450
Englewood, CO 80112

Telephone: 303/342-1878

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

Telephone: (970) 336-7235

Est McWoolf
County Assessor

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

Telephone: (970) 353-3845

Docket Number 64485

ATTACHMENT A

Actual Values as assigned by the Assessor

Docket Number 64485

Schedule Number	Land Value	Improvement Value	Total Actual Value
R2682604	\$ 396,071 .00	\$.00	\$ 396,071 .00
R2682704	\$ 256,164 .00	\$.00	\$ 256,164 .00
R2682804	\$ 276,170 .00	\$.00	\$ 276,170 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
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	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
TOTAL:	\$ 928,395 .00	\$ 0 .00	\$ 928,395 .00

ATTACHMENT B

Actual Values as assigned by the County Board of Equalization after a timely appeal

Docket Number 64485

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R2682604	\$ 396,071 .00	\$.00	\$ 396,071 .00
R2682704	\$ 256,164 .00	\$.00	\$ 256,164 .00
R2682804	\$ 276,160 .00	\$.00	\$ 276,160 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
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TOTAL:	\$ 928,395 .00	\$ 0 .00	\$ 928,395 .00

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 64485

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R2682604	\$ 297,053.00	\$.00	\$ 297,053.00
R2682704	\$ 192,123.00	\$.00	\$ 192,123.00
R2682804	\$ 207,120.00	\$.00	\$ 207,120.00
	\$.00	\$.00	\$ 0.00
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TOTAL:	\$ 696,296.00	\$ 0.00	\$ 696,296.00

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2. The subject properties are classified as Commercial (what type).
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2011.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2011 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2011.

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DATED this 29 day of October, 2014.

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Christy Mackay
County Assessor

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TOTAL:	\$ 928,395.00	\$ 0.00	\$ 928,395.00

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