

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 66440</b>
Petitioner: <b>WIDE OPEN REAL ESTATE LLC -</b>  v.  Respondent: <b>WELD COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R8928300+1**  
                            **Category: Valuation**                            **Property Type: Commercial**
- 2. Petitioner is protesting the 2015 actual value of the subject property.
- 3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

**Total Value: \$2,447,892**  
(Reference Attached Stipulation)

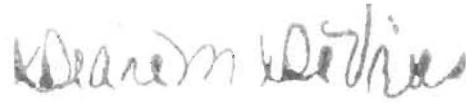
- 4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2015 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 22nd day of July 2016.

**BOARD OF ASSESSMENT APPEALS**



\_\_\_\_\_  
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



\_\_\_\_\_  
Gordana Katardzic



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**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 66440

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

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STIPULATION (As to Tax Year 2015 Actual Value)

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Wide Open Real Estate LLC

Petitioner

vs

Weld COUNTY BOARD OF EQUALIZATION,

Respondent.

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2015 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 2015.
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 2015 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 2015.

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

A review of the Market and Income Approaches to value indicated an adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 15th, 2016 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 4th day of February, 2016

Todd Stevens  
Petitioner(s) or Agent or Attorney

[Signature]  
County Attorney for Respondent,  
Board of Equalization

Address:  
963 S. Merwin Circle, Ste 450  
Englewood, CO 80112

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

Telephone: 303-347-1878

Telephone: (970) 336-7235

[Signature]  
County Assessor

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

Telephone: (970) 353-3845

Docket Number 66440

**ATTACHMENT A**  
Actual Values as assigned by the Assessor

Docket Number 66440

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R8928300	\$ 746,016 .00	\$ 1,711,142 .00	\$ 2,457,158 .00
R8928400	\$ 205,938 .00	\$ 57,300 .00	\$ 263,238 .00
	\$ .00	\$ .00	\$ 0 .00
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	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
<b>TOTAL:</b>	\$ 951,954 .00	\$ 1,768,442 .00	\$ 2,720,396 .00

**ATTACHMENT B**

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

Docket Number 66440

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R8928300	\$ 746,016 .00	\$ 1,711,142 .00	\$ 2,457,158 .00
R8928400	\$ 205,938 .00	\$ 57,300 .00	\$ 263,238 .00
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	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
<b>TOTAL:</b>	\$ 951,954 .00	\$ 1,768,442 .00	\$ 2,720,396 .00

**ATTACHMENT C**  
Actual Values as agreed to by all Parties

Docket Number 66440

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R8928300	\$ 746,016.00	\$ 1,438,638.00	\$ 2,184,654.00
R8928400	\$ 205,938.00	\$ 57,300.00	\$ 263,238.00
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	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
<b>TOTAL:</b>	\$ 951,954.00	\$ 1,495,938.00	\$ 2,447,892.00