

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 66643</p>
<p>Petitioner: VESTAS TOWERS OF AMERICA INC -</p> <p>v.</p> <p>Respondent: PUEBLO COUNTY BOARD OF EQUALIZATION</p>	
<p>ORDER ON STIPULATION</p>	

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.: 15-000-04-001+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: \$53,002,570
(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 Pueblo County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 18th day of April 2016.

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

G. Katardzic

Gordana Katardzic



2016 MAR 31 PM 2:39

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, CO 80203	Docket No.: 66643 Schedule Nos.: 25-000-02-001
<hr/> Petitioner: VESTAS TOWERS OF AMERCIA, INC. v. Respondent: PUEBLO COUNTY BOARD OF EQUALIZATION <hr/> Attorney for Respondent: Cynthia Mitchell, #36992 Assistant County Attorney 215 West 10 th Street Pueblo, CO 81003 719-583-6630 (phone) 719-583-6057 (fax) co.aty@co.pueblo.co.us	
STIPULATION	

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the 2015 tax year 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 as to Schedule No.: 25-000-02-001:

1. The property subject to this stipulation is described as:

THAT POR OF LOT 1 VESTAS TOWERS AMERICA LYING IN 36-21-65 + TAX DIST 70CM FORMERLY #25-000-00-187 + 210 - 100 Towers Road, Pueblo, Colorado

2. The subject property is classified as:

Industrial

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2015:

Total Land/Improvements: \$39,085,566.00

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

Total Land/Improvements: \$39,085,566.00

5. After further review and negotiation, Petitioner(s) and the County Board of Equalization agree to the following actual value for the 2015 tax year for the subject property:

Total Land/Improvements: \$26,501,285.00

6. The valuation, as established above, shall be binding only with respect to the 2015 tax year.

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

An Agreement between the Assessor's Office and Ryan, LLC, that comparables support \$80/SF for improvements.

13. The hearing scheduled before the Board of Assessment Appeals for July 29, 2016, may be vacated.

DATED this 30th day of MARCH, 2016.

George Kokalis


Petitioner(s) or Agent or Attorney

RYAN, LLC
c/o George Kokalis
16220 N. Scottsdale Rd., Ste. 650
Scottsdale, AZ 85254
Telephone: 602-955-1792

Cynthia Mitchell

Attorney for Respondent
Pueblo County Board of Equalization
Cynthia Mitchell
Assistant County Attorney
215 W. 10th Street
Pueblo, CO 81003
Telephone: 719-583-6630

Docket No. 66643



Frank Beltran
Pueblo County Assessor
215 W. 10th Street
Pueblo, CO 81003
Telephone: 719-583-6590

2016 MAR 31 PM 2: 39

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, CO 80203</p> <hr/> <p>Petitioner:</p> <p>VESTAS TOWERS OF AMERCIA, INC.</p> <p>v.</p> <p>Respondent:</p> <p>PUEBLO COUNTY BOARD OF EQUALIZATION</p> <hr/> <p>Attorney for Respondent:</p> <p>Cynthia Mitchell, #36992 Assistant County Attorney 215 West 10th Street Pueblo, CO 81003 719-583-6630 (phone) 719-583-6057 (fax) co.atty@co.pueblo.co.us</p>	<p>Docket No.: 66643 Schedule Nos.: 15-000-04-001</p>
<p>STIPULATION</p>	

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the 2015 tax year 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 as to Schedule No.: 15-000-04-001:

1. The property subject to this stipulation is described as:

THAT POR OF LOT 1 VESTAS TOWERS AMERICA LYING IN 36-21-65 + TAX DIST 60DR FORMERLY #25-000-00-187 + 210 - 100 Towers Road, Pueblo, Colorado

2. The subject property is classified as:

Industrial

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2015:

Total Land/Improvements: \$39,085,566.00

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

Total Land/Improvements: \$39,085,566.00

5. After further review and negotiation, Petitioner(s) and the County Board of Equalization agree to the following actual value for the 2015 tax year for the subject property:

Total Land/Improvements: \$26,501,285.00

6. The valuation, as established above, shall be binding only with respect to the 2015 tax year.

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

An Agreement between the Assessor's Office and Ryan, LLC, that comparables support \$80/SF for improvements.

13. The hearing scheduled before the Board of Assessment Appeals for July 29, 2016, may be vacated.

DATED this 30th day of MARCH, 2016.

George Kokalis
Petitioner(s) or Agent or Attorney

RYAN, LLC
c/o George Kokalis
16220 N. Scottsdale Rd., Ste. 650
Scottsdale, AZ 85254
Telephone: 602-955-1792

Cynthia Mitchell
Attorney for Respondent
Pueblo County Board of Equalization
Cynthia Mitchell
Assistant County Attorney
215 W. 10th Street
Pueblo, CO 81003
Telephone: 719-583-6630



Frank Beltran
Pueblo County Assessor
215 W. 10th Street
Pueblo, CO 81003
Telephone: 719-583-6590

Docket No. 66643



STATE OF COLORADO

BAA, DOLA <dola_baa@state.co.us>

RE: Stipulation Error, Docket 66643 VESTAS TOWERS OF AMERICA

1 message

Mattson, Bernadette <bernie.mattson@co.pueblo.co.us>

Wed, Apr 13, 2016 at 10:34 AM

To: "BAA, DOLA" <dola_baa@state.co.us>

Cc: "Jones, Rick" <Jones2@co.pueblo.co.us>

Yes – the correct parcel number should be 25-010-02-001.

Thanks, Bernie

From: BAA, DOLA [mailto:dola_baa@state.co.us]
Sent: Wednesday, April 06, 2016 10:32 AM
To: Mattson, Bernadette
Subject: Stipulation Error, Docket 66643 VESTAS TOWERS OF AMERICA

STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2016 APR 13 AM 10:47

Good morning,

While processing the referenced stipulation the following error was found:

The Schedule Number on the stipulation is incorrect. This matter is for Schedule Number 25-010-02-001 per CBOE Letter of Determination. The stipulation lists Schedule Number 25-000-02-001.

You may confirm the schedule number by email so that we can process accordingly.

Thanks,

Board of Assessment Appeals

[Redacted signature box]

4/13/2016

State.co.us Executive Branch Mail - RE: Stipulation Error, Docket 66643 VESTAS TOWERS OF AMERICA

O (303) 864-7710 | F (303) 864-7719

1313 Sherman Street, Room 315, Denver, CO 80203

BAA@state.co.us | www.colorado.gov/dola/baa