

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket No.: 74034

Petitioner:

TAGAWA GREENHOUSES INC

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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.:	R6265186 + R6411486
Appeal Category:	ABATEMENT
Current Classification:	COMMERCIAL

2. Petitioner is protesting the 15 - 16 classification and actual value of the subject property.
3. The parties agreed that the 15 - 16 classification and actual value of the subject property should be as follows:

Classification for Schedule No. R6265186: COMMERCIAL
Classification for Schedule No. R6411486: AGRICULTURAL

Actual Value: \$2,252,077

(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to change the 15 - 16 classification of the subject property as set forth above.

Respondent is ordered to change the 15 - 16 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 25 day of March, 2019.

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.

Yesenia Araujo

Yesenia Araujo

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
BAA Docket Number 74034**

2019 MAR 12 PM 3: 15

**STIPULATION (As To Abatement/Refund for Tax Years 2015/2016 for Weld County
Schedule Number R62651186)**

TAGAWA GREENHOUSES INC,

Petitioner,

vs.

WELD BOARD OF COUNTY COMMISSIONERS

Respondent.

Petitioner (s) and Respondent hereby enter into this Stipulation regarding the tax years 2015/2016 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:

15958 SE4SE4/E2SW4SE4 251 66 EXC UPRR RES

2. The subject property is classified as Commercial/ Agricultural property.
3. The County Assessor originally assigned the following actual value to the subject property for the tax years 2015/2016:

Land	\$ 545,603
Improvements	\$1,484,073
Total	\$2,029,676

4. After further review and negotiation, Petitioner (s) and County Board of Commissioners agree to the following tax years 2015/2016 actual value for the subject property:

Land	\$ 470,603
Improvements	\$1,484,073
Total	\$1,954,676

5. The valuation, as established above, shall be binding only with respect to tax years 2015/2016.

R6265186-

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

Further review of all approaches to value indicated an adjustment.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 15, 2019 at 8:30 am be vacated.

DATED this 6th day of March, 2019.

William A. McLain

William A. McLain (6941)
Counsel for Petitioner

RBC Crete

(Assistant) County Attorney for
Respondent, Weld Board of
County Commissioners

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Address:

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

Telephone: (970) 336-7235

Bruno Doris
County Assessor

Address:

1400 N. 17th Avenue
Greeley, CO 80631

Telephone: (970) 353-3845 ext. 3697

Docket Number 74034
Stip-1.Frm

R6265186

2019 MAR 14 AM 9:54

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
BAA Docket Number 74034

STIPULATION (As To Abatement/Refund for Tax Years 2015/2016 for Weld County
Schedule Number R6411486)

TAGAWA GREENHOUSES INC,

Petitioner,

vs.

WELD BOARD OF COUNTY COMMISSIONERS

Respondent.

Petitioner (s) and Respondent hereby enter into this Stipulation regarding the tax years 2015/2016 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:

10874 L57 TO 64 IN NW4 31 1 85 ALSO THAT PT OF NE4NW4 BEG NE COR L57 S TO SECOR L63 E470' N24D10'W 430' N1D55'E 565' N9DW 380' TON LN SEC W250' TO BEG EXC BEG 460'S OF NW COR OF SEC S200' E300' N200' W300' TO BEG EXC UPRR RES

2. The subject property is classified as Commercial/Agricultural property.

3. The County Assessor originally assigned the following actual value to the subject property for the tax years 2015/2016:

Land	\$120,392
Improvements	\$188,259
Total	\$308,651

4. After further review and negotiation, Petitioner (s) and County Board of Commissioners agree to the following tax years 2015/2016 actual value for the subject property:

Land	\$109,142
Improvements	\$188,259
Total	\$297,401

5. The valuation, as established above, shall be binding only with respect to tax years 2015/2016.

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

Further review of all approaches to value indicated an adjustment.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 15, 2019 at 8:30 am be vacated.

DATED this 6th day of March, 2019.

William A. McLain

William McLain (6941)
Counsel for Petitioner

Address:

Higgins, Hopkins, McLain & Roswell, LLC
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Docket Number 74034

Bob Christie

(Assistant) County Attorney for
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Commissioners

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Brenda Dones
County Assessor

Address:

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Greeley, CO 80631



STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

2019 MAR 18 PM 4:08

OFFICE OF THE WELD COUNTY ASSESSOR
WELD COUNTY ADMINISTRATIVE OFFICES
1400 N 17 AVE
GREELEY CO 80631

March 18, 2019

Board of Assessment Appeals Memorandum

Docket #74034, Tagawa Greenhouses Inc

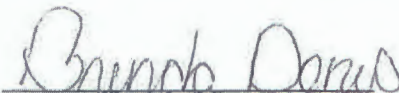
Dear Board of Assessment Appeals:

This is a memorandum concerning Docket #74034.

To clarify, the correct schedule number is R6265186. This parcel is classified as Commercial on our website. It has 54 acres with 30 acres being used as Commercial and 24 acres being used as Agricultural.

The schedule number R6411486 is classified as Agricultural on our website. This parcel has 56.28 acres with 4.5 acres being used as Commercial and 51.78 acres being used as Agricultural.

Sincerely,


Weld County Assessor