

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 74080
Petitioner: PELICAN LAKES LLC v. Respondent: WELD COUNTY BOARD OF COUNTY COMMISSIONERS	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted 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.: R1105402+4
Category: Abatement Appeal Property Type: Commercial

2. Petitioner is protesting the 2016 actual value of the subject property.

3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

Total Value: \$2,400,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2016 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 29th day of August 2018.

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

Yesenia Araujo

Yesenia Araujo



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

STATE OF COLORADO
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Docket Number: 74080

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

STIPULATION (As to Abatement/Refund for Tax Year 2016)

Pelican Lakes LLC

Petitioner

vs.

Weld COUNTY BOARD OF COMMISSIONERS,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 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 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 2016.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Commissioners.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2016 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 2016.

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

After a review of all approaches to value an adjustment was indicated.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on N/A (date) at N/A (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

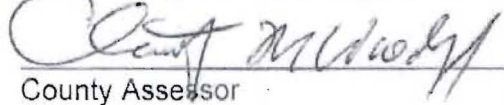
DATED this 22 day of August, 2018

Petitioner(s) or Agent or Attorney
A. Mark Dysart
DYCO Diversified Inc.
Address:
795 McIntyre St., #205
Golden, CO 80401

Telephone: 303 810 6805

County Attorney for Respondent,
Board of Commissioners
Address:
1150 "O" St.
P.O. Box 758
Greeley, CO 80632

Telephone: 970-3367235


County Assessor

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

Telephone: 970-400-3697

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ATTACHMENT A

Actual Values as assigned by the Assessor

Docket Number 74080

Schedule Number	Land Value	Improvement Value	Total Actual Value
R6784572	\$ 88,411.00	\$ 2,243,365.00	\$ 2,331,776.00
R1105402	\$ 545,265.00	\$ 742,527.00	\$ 1,287,792.00
R6787604	\$ 15,382.00	\$ 0.00	\$ 15,382.00
R6787537	\$ 26,790.00	\$ 0.00	\$ 26,790.00
R5372708	\$ 2,359.00	\$ 0.00	\$ 2,359.00
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	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
TOTAL:	\$ 678,207.00	\$ 2,985,892.00	\$ 3,664,099.00

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ATTACHMENT B

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

Docket Number 74080

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R6784572	\$ 88,411.00	\$ 2,243,365.00	\$ 2,331,776.00
R1105402	\$ 545,265.00	\$ 742,527.00	\$ 1,287,792.00
R6787604	\$ 15,382.00	\$ 0.00	\$ 15,382.00
R6787537	\$ 26,790.00	\$ 0.00	\$ 26,790.00
R5372708	\$ 2,359.00	\$ 0.00	\$ 2,359.00
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	\$.00	\$.00	\$ 0.00
TOTAL:	\$ 678,207.00	\$ 2,985,892.00	\$ 3,664,099.00

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ATTACHMENT C
 Actual Values as agreed to by all Parties

Docket Number 74080

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R6784572	\$ 618,877.00	\$ 375,680.00	\$ 994,557.00
R1105402	\$ 545,265.00	\$ 548,468.00	\$ 1,093,733.00
R6787604	\$ 107,671.00	\$ 0.00	\$ 107,671.00
R6787537	\$ 187,529.00	\$ 0.00	\$ 187,529.00
R5372708	\$ 16,510.00	\$ 0.00	\$ 16,510.00
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	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
TOTAL:	\$ 1,475,852.00	\$ 924,148.00	\$ 2,400,000.00