

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 74807</b>
Petitioner: <b>WIZBON INVESTMENTS LLC</b>  v. Respondent: <b>WELD COUNTY BOARD OF COUNTY COMMISSIONERS</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R2430203**  
**Category: Abatement Appeal                      Property Type: Commercial**
  
2. Petitioner is protesting the 2017 actual value of the subject property.
  
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:  

**Total Value: \$1,919,948**  
 (Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

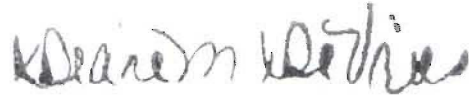
**ORDER:**

Respondent is ordered to reduce the 2017 actual value of the subject property, as set forth above.

The Weld County Assessor is directed to change his/her records accordingly.

DATED this 28th day of February 2019.

BOARD OF ASSESSMENT APPEALS



Diane M. DeVries



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



STATE OF COLORADO  
**BOARD OF ASSESSMENT APPEALS**  
STATE OF COLORADO

Docket Number 74807  
Single County Schedule Number R2430203

2019 FEB 28 PM 3: 12

**STIPULATION (As To Abatement/Refund for Tax Year 2017 )**

Wizbon Investments LLC,

Petitioner(s),

vs.

WELD BOARD OF COUNTY COMMISSIONERS

Respondent.

Petitioner (s) and Respondent hereby enter into this Stipulation regarding the tax year 2017 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:

L5 JACOBY FARM 3RD FG  
1530 Main St., Windsor CO

2. The subject property is classified as commercial property.
3. The County Assessor originally assigned the following actual value to the subject property for the tax year 2017:

Land	\$294,301.00
Improvements	\$1,742,579.00
Total	\$2,036,880.00

4. After further review and negotiation, Petitioner (s) and County Board of Commissioners agree to the following tax year 2017 actual value for the subject property:

Land	\$294,301.00
Improvements	\$1,625,647.00
Total	\$1,919,948.00

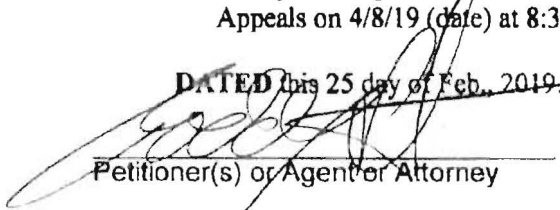
5. The valuation, as established above, shall be binding only with respect to tax year 2017.

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

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

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 4/8/19 (date) at 8:30 AM (time) be vacated.

DATED this 25 day of Feb, 2019.

  
\_\_\_\_\_  
Petitioner(s) or Agent or Attorney

Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_



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

Address:

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

Telephone: (970) 336-7235

  
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County Assessor

Address:

1400 N. 17th Avenue  
Greeley, CO 80631

Telephone: (970) 353-3845 ext. 3697

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Stip-1.Frm