

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 76068</b>
Petitioner: <b>TRIDENT CAVE CREEK, 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 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.: R7907599**  
**Category: Valuation/Protest Appeal      Property Type: Residential**
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

**Total Value: \$18,090,763**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

**DATED** this 9th day of April 2020.

**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

*Gordana Katardzic*

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



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

2020 MAR 11 PM 4:15

Docket Number: 76068  
Single County Schedule Number: R7907599

---

**STIPULATION (As to Tax Year 2019 Actual Value)**

---

**Trident Cave Creek LLC**

Petitioner,

vs.

**WELD COUNTY BOARD OF EQUALIZATION,**

Respondent.

---

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2019 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:  
Cave Creek PUD

2. The subject property is classified as residential.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2019 :

Land	\$ 20,115,000.00
Improvements	\$ 210,763.00
Total	\$ 20,325,763.00

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

Land	\$ 20,115,000.00
Improvements	\$ 210,763.00
Total	\$ 20,325,763.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2019 actual value for the subject property:

Land	\$ 17,880,000.00
Improvements	\$ 210,763.00
Total	\$ 18,090,763.00

6. The valuation, as established above, shall be binding only with respect to tax year 2019.

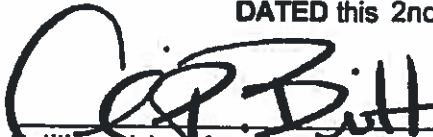
7. Brief narrative as to why the reduction was made:

After further 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 June 4th, 2020 at 8:30am be vacated.

A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 2nd day of March, 2020.

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

  
\_\_\_\_\_  
County Attorney for Respondent,  
Weld County Board of Equalization

Address:


\_\_\_\_\_  
The Realty Group  
\_\_\_\_\_  
P.O. Box 1255  
\_\_\_\_\_  
Gainesville, GA 30503

Telephone: \_\_\_\_\_  
770.983.1002

Address:

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

Telephone: (970) 336-7235

  
\_\_\_\_\_  
County Assessor

Address:

1400 N. 17th Avenue  
Greeley, CO 80631

Telephone: (970) 400-3650

Docket Number 76068