

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>KINGS COURT PROPERTIES,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>WELD COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Stevens &amp; Associates Todd J. Stevens</p> <p>Address: 8005 S. Chester St. Suite 340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p><b>Docket Number: 40507</b></p>
<p><b>ORDER ON STIPULATION</b></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.: R7052198**

**Category: Valuation**

**Property Type: Commercial**

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$354,751.00
Improvements	<u>\$470,249.00</u>
Total	\$825,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

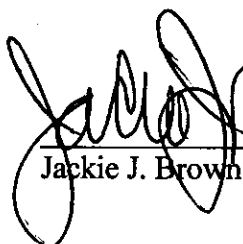
The Weld County Assessor is directed to change his/her records accordingly.

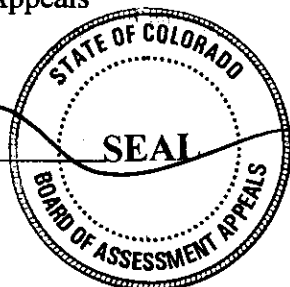
**DATED/MAILED** this 20<sup>th</sup> day of April, 2004.

This decision was put on the record

April 19, 2004

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

  
Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart  
Karen E. Hart



Debra A. Baumbach  
Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: ~~40507~~ 40507

Single County Schedule Number RT052198

(4075 Camelot Circle)

STIPULATION (As To Tax Year 2002 Actual Value)

Petitioner(s), Kings Court Properties LLP - Todd Stevens/Agent

vs.

WELD COUNTY BOARD OF EQUALIZATION,

Respondent.

RECEIVED  
04 APR 16 PM 1  
BOARD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2002 valuation of the subject property, and jointly move that arbitration of the property in question be hereby resolved.

Petitioner(s) and Respondent agree and stipulate as follows:

- The property subject to this stipulation is described as:  
KV SARGAR LOT AND 2 STORY RETAIL/OFFICE BUILDING  
LOT FULLY PAVED AND PARTIAL FENCED.
- The subject property is classified as Commercial/Retail property (what type).
- The County Assessor originally assigned the following actual value to the subject property for tax year 2002:

Land	\$	<u>354,751</u>
Improvements	\$	<u>585,269</u>
Total	\$	<u>940,000</u>

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

Land	\$	<u>354,751</u>
Improvements	\$	<u>585,269</u>
Total	\$	<u>940,000</u>

Single Schedule No. 1

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 1989 actual value for the subject property:

Land	\$	<u>354,751</u>
Improvements	\$	<u>470,299</u>
Total	\$	<u>825,000</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2002

7. Brief narrative as to why the reduction was made:  
Value of the ASPHALT and fence work were considered higher than what the market would pay - Additionally the building is located in a questionable location for retail use.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on APRIL 26th 2004 (date) at 1:00 PM (time)  be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals  (check if appropriate).

DATED this 7th day of APRIL 2004

[Signature]  
Petitioner(s) or Attorney

Address:

8005 S Chester Street  
Suite 340  
Englewood Colorado 80112

Telephone: 303-347-1878

Cyndy Meunier #13241  
Asst County Attorney for Respondent,  
Board of Equalization

Address:

915 10th St PO Box 758  
Greeley, CO 80632

Telephone: 970-356-4000 X4391

[Signature]  
County Assessor

Address:

1400 N. 17th Avenue  
Greeley, Colo.  
80631

Telephone: 970-353-3845

Docket Number  
StipCnty.mst

40507

Single Schedule No.