

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>KINGS COURT PROPERTIES,</p> <p>v.</p> <p>Respondent:</p> <p>WELD COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Stevens & 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>Docket Number: 40508</p>
<p align="center">ORDER ON STIPULATION</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.: R7053098

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	\$ 559,703.00
Improvements	<u>\$1,240,297.00</u>
Total	\$1,800,000.00

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 20th day of April, 2004.

This decision was put on the record

April 19, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

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

Jackie J. Brown
Jackie J. Brown



04/09/04 14:17 FAX

WELD ASSESSOR

003

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 40508
Single County Schedule Number R 7053098

(4048 Camelot Circle)

STIPULATION (As To Tax Year 2002 Actual Value)

Petitioner(s), Kings Court Properties LLLP - Todd Steubis / Agent

vs.

WELD COUNTY BOARD OF EQUALIZATION,

Respondent.

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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:

1. The property subject to this Stipulation is described as:
SERVICE GARAGE PLUS OFFICES AND RETAIL AREAS FOR RV SALES DEALERSHIP
2. The subject property is classified as Commercial/Industrial property (what type).
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2002:

Land	\$	<u>559,703</u>
Improvements	\$	<u>1,540,270</u>
Total	\$	<u>2,100,000</u>

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

Land	\$	<u>559,703</u>
Improvements	\$	<u>1,540,270</u>
Total	\$	<u>2,100,000</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>559,703</u>
Improvements	\$	<u>1,240,297</u>
Total	\$	<u>1,800,000</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 IN THE MARKET FOR SUBJECT, INCLUDING ASPHALT AND EXCESS LAND WAS CONSIDERED IN EXCESS OF THE TAXING CAPABILITIES FOR THE SUBJECT. SALES SHOWED VALUE SHOULD BE REDUCED ALSO.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on APRIL 27TH 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 27TH day of April, 2004

[Signature]
Petitioner(s) or Attorney

Cyndy Hanaque #13241
County Attorney for Respondent,
Board of Equalization

Address:

8005 S. Chester Street
Suite 340
Englewood, Colorado 80112

Address:

915 10th Street P.O. Box 758
Greeley, CO 80632

Telephone: 303-347-1878

Telephone: 970-356-4000 x4391

[Signature]
County Assessor

Address:

1400 N. 17TH AVE.
Greeley, Colo
80631

Docket Number 40508
StipCnty.mst

Telephone: 970-353-3845

Single schedule No.