

<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>CLEAN ENERGY LLC,</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: Clean Energy LLC Address: 5081 South Florence Drive Denver, CO 80203 Phone Number: (720) 298-7536</p>	<p><b>Docket Number: 40592</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.: R1417302**

**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:

Total \$5,000.00

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 August, 2003.

This decision was put on the record

August 19, 2003

**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



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WELD ASSESSOR

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BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 40592  
Single County Schedule Number RI417102

STIPULATION (As To Tax Year 2002 Actual Value)

CLEAN ENERGY, LLC - Richard F. Thomas  
Petitioner(s),

vs.

WELD COUNTY BOARD OF EQUALIZATION,  
Respondent.

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: 1,642,740 Sq. Ft. of Industrial property known as The Old Eaton Sugar Factory Site. Includes some structures.

2. The subject property is classified as Commercial property (what type).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2002:

Land	\$	<u>65,710</u>
Improvements	\$	<u>---</u>
Total	\$	<u>65,710</u>

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

Land	\$	<u>65,710</u>
Improvements	\$	<u>---</u>
Total	\$	<u>65,710</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2002 actual value for the subject property:

Land	\$	<u>5,000</u>
Improvements	\$	<u>---</u>
Total	\$	<u>5,000</u>

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

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~~7. [Redacted text]~~

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

This property has environmental problems and as a singular unit, its value currently is considered very minimal, until this problem is resolved.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on \_\_\_\_\_ (date at \_\_\_\_\_ (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_\_ (check if appropriate).

DATED this 13th day of August, 2003.

Clean Energy, LLC  
by Richard F. Thomas, manager  
Petitioner(s) or Attorney

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Richard F. Thomas, Mgr.

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Board of Equalization

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Michael F. Simpson / Cheryl Simpson  
County Assessor - Chief Assessor

Address:

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Greeley, CO 80631

Telephone: 970-353-3845 X3685

Docket Number 40592  
StipCnty.mst

Single Schedule No. R1417302