

<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 COMMISSIONERS.</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: 41062</p>
<p>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.: 120723202014

Category: Refund/Abatement

Property Type: Commercial

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 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 2001 actual value of the subject property, as set forth above.

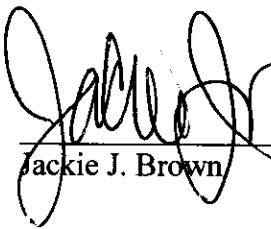
The Weld County Assessor is directed to change his/her records accordingly.

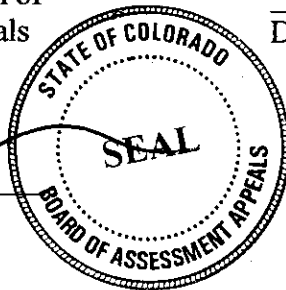
DATED/MAILED this 20th day of April, 2004.

This decision was put on the record

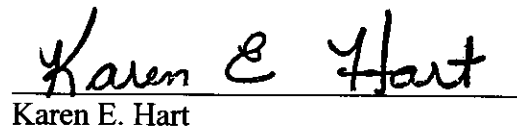
April 19, 2004

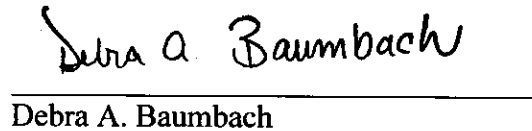
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals


Jackie J. Brown



BOARD OF ASSESSMENT APPEALS


Karen E. Hart


Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 41062
Single County Schedule Number

(4048 Camelot Circle)

R7053098 120723202014

STIPULATION (As To Tax Year 2001 Actual Value)

Petitioner(s), KINGS COURT Properties LLLP — STEVENS/agent
vs.

WELD COUNTY BOARD OF EQUALIZATION,

Respondent.

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OFFICE OF COUNTY ASSESSOR
WELD COUNTY BOARD OF EQUALIZATION

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2001 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:
SERVICE GARAGE AND OFFICES/RETAIL FOR RV DEALERSHIP
- The subject property is classified as Commercial/Industrial property (what type).
- The County Assessor originally assigned the following actual value to the subject property for tax year 2001:

Land	\$	<u>559,703</u>
Improvements	\$	<u>1,590,270</u>
Total	\$	<u>2,150,000</u>

- 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>1,590,270</u>
Total	\$	<u>2,150,000</u>

Single Schedule No.

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 2001

7. Brief narrative as to why the reduction was made:
Value for Service GARAGE WAS felt to high based upon MARKET SALES AND INCOME POTENTIAL. ASPHALT COSTS WERE ALSO CONSIDERED EXCESSIVE IN THE RESALE POSSIBILITIES FOR THE OVERALL PROPERTY.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on APRIL 26, 2004 (date) at 8:30 (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

DATED this 14 day of April, 2004

[Signature]
Petitioner(s) or Attorney

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

Address:
8005 S. Chester Street
Suite 340
Englewood, Colorado 80112

Address:
915 10th St P.O. Box 758
Greeley, CO 80632

Telephone: 303-347-1878

Telephone: 970-356-4000 X4891

[Signature]
County Assessor

Address:
1400 N. 17th Ave.
Greeley, CO. 80631

Docket Number 41062
StipCnty.mst

Telephone: 970-353-3845

Single Schedule No.