

<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 COMMISSIONERS.</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: 41206</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.: R7052198A**

**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	\$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 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 20<sup>th</sup> day of April, 2004.

This decision was put on the record

April 19, 2004

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

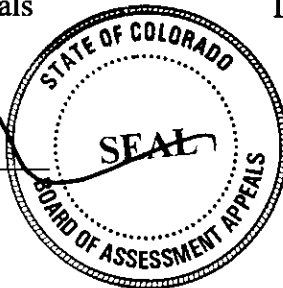
Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

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  
STATE OF COLORADO

Docket Number: 41206  
Single County Schedule Number: R7052198

(4075 Camelot Circle)

STIPULATION (As To Tax Year 2001 Actual Value)

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

WELD COUNTY BOARD OF EQUALIZATION,  
Respondent.

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:  
RV STORAGE LOT WITH A 2 STORY RETAIL/OFFICE STRUCTURE AND FULLY PAVED LOT WITH DIRT/FENCE.
- 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 2001:

Land	\$	<u>354,731</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>354,731</u>
Improvements	\$	<u>585,269</u>
Total	\$	<u>940,000</u>

Single Schedule No. 1

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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>470,249</u>
Total	\$	<u>825,000</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 of ASPHALT PARKING AND FENCE WERE CONSIDERED HIGHER THAN THE MARKET WOULD SUPPORT - ADDITIONALLY THE LOCATION OF STRUCTURE IS QUESTIONABLE FOR OPTIMAL MARKET VALUE.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on APRIL 27<sup>TH</sup> 2004 (date) at 9:30 AM (time)  be vacated, or, a hearing has not yet been scheduled before the Board of Assessment Appeals  (check if appropriate).

DATED this 27<sup>TH</sup> day of APRIL, 2004

[Signature]  
Petitioner(s) or Attorney

Cindy Mianque, #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 X4391

[Signature]  
County Assessor

Address:  
1900 N. 17<sup>TH</sup> AVENUE  
Greeley, CO 80631

Telephone: 970-353-3845

Docket Number StipCnty.mst

single Schedule No.