

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 41789

Petitioner:

REI LLC,

v.

Respondent:

WELD COUNTY BOARD OF EQUALIZATION.

**PARTIAL ORDER ON STIPULATION
PARTIAL ORDER ON WITHDRAWAL**

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. The Board has also approved Petitioner's request to withdraw the remaining schedule numbers included in the appeal filed on August 29, 2003. A copy of the withdrawal letter is attached and incorporated as part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule Nos.: R8181700 + 34

Category: Valuation Property Type: Vacant Land

2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

[PLEASE REFERENCE ATTACHED STIPULATION AND WITHDRAWAL]

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 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 25th day of August, 2005.

This decision was put on the record

August 24, 2005

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

Keela K. Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 41789
Single County Schedule Number R8181700 - 121308001122 parent

STIPULATION (As To Tax Year 2003 Actual Value)

RET Limited Liability Co.

Petitioner(s),

Agent: Greg Evans
BRIDGE & ASSOC.

vs.

WELD COUNTY BOARD OF EQUALIZATION

Respondent:

Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2003 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:
VACANT RESIDENTIAL LOT IN DEERE DRAW FARMS SUBDIVISION
KNOWN AS LOT 122

2. The subject property is classified as VACANT Residential Land property (what type).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$	<u>72,222</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>72,222</u>	.00

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

Land	\$	<u>72,222</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>72,222</u>	.00

Single Schedule No.

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 20 03 actual value for the subject property:

Land	\$	<u>48,104</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>48,104</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2003

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

The Sellout period for this lot was increased from
2 years to 10 years.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on AUGUST 22, 2005 (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 16th day of July, 2005

[Signature]
Petitioner(s) or Attorney

Cynda Giauque #13241
County Attorney for Respondent,
Board of Equalization

Address:
BRIDGE & ASSOCIATES
398 Union Blvd., Ste. 330
Lakewood, CO 80228

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

Telephone: 303-573-7000

Telephone: 970-356-4000 x4391

[Signature]
County Assessor

Address:

Docket Number 41789
StipCnty.mst

Telephone: _____

Single Schedule No.
R9181700 / 12130800 1122

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 41799
Single County Schedule Number 8182600 / 121308001193

STIPULATION (As To Tax Year 2003 Actual Value)

REI Limited Liability Company

Petitioner(s),

AGENT: GREG EVANS
BRIDGE & ASSOC

vs.

WELD COUNTY BOARD OF EQUALIZATION

Respondent.

Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2003 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:
LOT 143 OF BEEBE DRAIN FARMS SUBDIVISION
KNOWN AS LOT 143

2. The subject property is classified as VACANT Residential Land property (what type).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003

Land	\$	<u>59,674</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>59,674</u>	.00

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

Land	\$	<u>59,674</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>59,674</u>	.00

Single Schedule No.

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$	<u>39,900</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>39,900</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2003

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

Sell out period for PAW was changed from 2 years to 10 years for the year in question.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 22nd (date) at 1100 (time) ~~be vacated~~ or; a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

DATED this 16th day of July 2005

[Signature]
Petitioner(s) or Attorney

Cindy Hauque #13241
County Attorney for Respondent,
Board of Equalization

Address:

BRIDGE & ASSOCIATES
390 Union Blvd., Ste. 330
Lakewood, CO 80228

Address:

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

Telephone: 303-573-7000

Telephone: 970-356-4000

[Signature]
County Assessor

Address:

Docket Number 41789
StipCnty.mst

Telephone: _____

Single Schedule No.

2
R8182600 / 121308001143

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 41789
Single County Schedule Number RB180200 / 121308001126
121309001126

STIPULATION (As To Tax Year 2003 Actual Value)

RET Limited Liability Company

Petitioner(s),

Agent: GREG EVANS
BRIDGE & ASSOC.

vs.

WELD COUNTY BOARD OF EQUALIZATION

Respondent.

Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2003 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:
LOT 126 OF BEAR CRAW FARM SUBDIVISION

KNOWN AS LOT 126 - DIVIDED INTO SEPARATE PARTS (THROUGH 2 PARCELS)

2. The subject property is classified as VACANT RESIDENTIAL LAND property (what type).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

<u>(Combined Values for ENTIRE Lot)</u>		
Land	\$ <u>74,174</u>	.00
Improvements	\$ _____	.00
Total	\$ <u>74,174</u>	.00

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

Land	\$ <u>74,174</u>	.00
Improvements	\$ _____	.00
Total	\$ <u>74,174</u>	.00

Single Schedule No.

Jul-21-05 12:20pm From: Bridge & Assoc

3095787050

T-513 P.003/007 F-444

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

(for Both Parents Combined)

Land	\$	<u>49,598</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>49,598</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2003

7. Brief narrative as to why the reduction was made:
Sell out for PW of this lot was increased from 2
years to 10 years for this period of time in question.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on AUGUST 22ND (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 16TH day of July 2005

[Signature]
Petitioner(s) or Attorney

Cindy Henriquez #13241
County Attorney for Respondent,
Board of Equalization

Address:
BRIDGE & ASSOCIATES
390 Union Blvd Ste 330
Lakewood, CO 80228

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

Telephone: 303 573-7000

Telephone: 970-356-4000x4391

[Signature]
County Assessor

Address:

Docket Number 41789
StipCnty.mst

Telephone: _____

Single Schedule No. 121308001126.2
R 8180200 / 121309001126

08/22/05 02:58 PM

Bridge & Associates
390 Union Blvd.
Suite 330
Lakewood, Co 80228
Phone: 303-573-7000
Fax: 303-573-7050

Fax

To: Marion From: Greg Evans

Fax: _____ Pages: _____

Phone: _____ Date: _____

Re: _____ CC: _____

- Urgent For Review Please Comment Please Reply Please Recycle

Subject: REI Properties

We wish to withdraw
the remaining properties that
were not stopped