

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>MONFORT OF COLORADO INC,</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: Joseph M Lanzone Address: 3050 W Aguq Fria Freeway, Suite 250 Phoenix, AZ 85027 Phone Number: (623) 582-6655</p>	<p>Docket Number: 41920</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.: R1295686

Category: Valuation Property Type: Commercial

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:

Land	\$ 356,103.00
Improvements	<u>\$14,143,897.00</u>
Total	\$14,500,000.00

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.

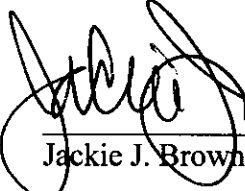
The Weld County Assessor is directed to change his/her records accordingly.

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

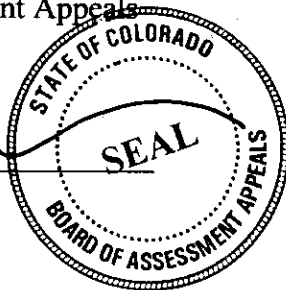
This decision was put on the record

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

4920

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number:
Single County Schedule Number

NOT Scheduled
1295686

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APR 16 AM 11:53
BOARD OF ASSESSMENT APPEALS

STIPULATION (As To Tax Year _____ Actual Value)

Petitioner(s), SWIFT AND COMPANY / Agent: DMA
MR. JOE LANZONE
3050 W. AUGA FRIA Freeway
Suite 250
PHOENIX, AZ 85027
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:
A Beef Processing Facility Located in Greeley, Colorado
This includes the main structures and associated land

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 2003

Land	\$	<u>356,103</u>	.00
Improvements	\$	<u>16,792,965</u>	.00
Total	\$	<u>17,149,049</u>	.00

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

Land	\$	<u>356,103</u>	.00
Improvements	\$	<u>16,792,965</u>	.00
Total	\$	<u>17,149,049</u>	.00

Single Schedule No.

1295686

Note: This Agreement Also Binds The Current Owners And Their Agents From Further Attempts At Relief Of Past Tax Years Thru Abatements. This includes The Years 2001 And 2002.

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>356,103</u>	.00
Improvements	\$	<u>14,143,897</u>	.00
Total	\$	<u>14,500,000</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax years 2003+2004 X Note: See Above

7. Brief narrative as to why the reduction was made:
The Value of The Property WAS Adjusted Based Upon NATIONAL MARKET Comps for the MEAT PACKING INDUSTRY. Sale of the Subject Property from CON AGRA TO SWIFT ALSO Prompted the Change.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on None Scheduled Yet (date) at (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals X (check if appropriate).

DATED this 12TH day of MARCH, 2004.

Philip M. Langre
Petitioner(s) or Attorney
Agent DUCHARME, McMILLEN & ASSOC., INC.
Address:

Cindy Mangione #13241
County Attorney for Respondent,
Board of Equalization
Address:

3050 W. AGUA FRIA FWY
SUITE 250
PHOENIX, AZ 85027

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

Telephone: 623 582 6655
Ext 437

Telephone: 970-356-4000 x 4391

[Signature]
County Assessor 4-1-04

Address:

Docket Number NOT Scheduled
StipCnty.mst

Telephone: _____

Single Schedule No.

1295686



Swift & Company*

Swift Foods Company
1770 Promontory Circle
Greeley, CO 80634-9038
TEL: 970-506-8000

Cindy Garland
Direct Dial 970-506-8120
Direct Fax 970-506-8337
cgarland@swiftbrands.com

PROPERTY TAX
CERTIFICATE OF AUTHORITY

DATE: 8-28-03

RECEIVED
ON APR 16 AM 11:55
COUNTY CLERK
WELD COUNTY, COLORADO

TO WHOM IT MAY CONCERN:

This certifies that DuCharme, McMillen & Associates, Inc. and/or its designees is hereby authorized to represent the undersigned in all matters of property tax assessments before any governmental assessing officials or any other authority having jurisdiction regarding the assessment levied on the following described property:

Swift Foods Company
All Real Property owned by Swift Foods Company
Within the State of Colorado

By: Cindy Garland
(Signature)

Name: Cindy Garland

Corporate Title: Tax Director

On this date, August 28, 2003, personally appeared before me Cindy Garland.

Pamela J. Jeneros
Notary Public
Weld County, Colorado

My Commission Expires 9/16/2004.