

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: <b>KINGS COURT PROPERTIES LLLP,</b>  v. Respondent: <b>WELD COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner: Name: Todd J Stevens Stevens & Associates Inc Address: 640 Plaza Dr Suite 290 Littleton, CO 80129 Phone Number: 303-347-1878	<b>Docket Number: 42245</b>
<b>ORDER ON STIPULATION</b>	

**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: Valuation      Property Type: Commercial Real**
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:

**Total Value:           \$1,750,000**  
(Reference Attached Stipulation)

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 AND MAILED** this 20th day of May 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record  
\_\_\_\_\_ May 19, 2005 \_\_\_\_\_

*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 Steele*  
\_\_\_\_\_  
Keela Steele



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 42245  
Single County Schedule Number: 120723202014

STIPULATION (As To Tax Year 2003 Actual Value)

Kings Court Properties LLP

Petitioner(s),

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 Service Facility with offices and Retail Space in conjunction with an RV Dealership. Used for the full servicing of Recreation Vehicle (Motor Homes) incl. Paint - Repair - Detailing ETC.

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>559,703</u>	.00
Improvements	\$	<u>1,540,297</u>	.00
Total	\$	<u>2,100,000</u>	.00

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

Land	\$	<u>559,703</u>	.00
Improvements	\$	<u>1,540,297</u>	.00
Total	\$	<u>2,100,000</u>	.00

Single Schedule No.

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5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 200 actual value for the subject property:

Land	\$	<u>316,500</u>	.00
Improvements	\$	<u>1,433,500</u>	.00
Total	\$	<u>1,750,000</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 Value of The Excess or Additional Land Was Valued Too High. Subject Has A 970/1 Land to Bldg Ratio And The Value Was Excessive for That Much Land. Adjusted Approx. 173,000 SF to Assess Amount.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on JUNE 2<sup>ND</sup> 2005 (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 10<sup>TH</sup> day of MAY, 2005

[Signature]  
Petitioner(s) or Attorney

Cindy Yauque #13245  
County Attorney for Respondent,  
Board of Equalization

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640 Plaza Dr. Suite 290  
Littleton, Co 80219

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

Telephone: 303-347-1878

Telephone: 970-356-4000, X 4391

[Signature]  
County Assessor

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

Docket Number 42245  
StipCnty.mst

Telephone: 970-353-3845

Single Schedule No.  
120723202014