

<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>WLM RETAIL TRUST,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>LAS ANIMAS COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Larry Jensen Address: 717 W 5<sup>th</sup> Ave Longmont, CO 80501-5420 Phone Number: (303) 651-3626</p>	<p><b>Docket Number: 42440</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.: 14494600**

**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	\$267,413.00
Improvements	<u>\$452,587.00</u>
Total	\$720,000.00

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.

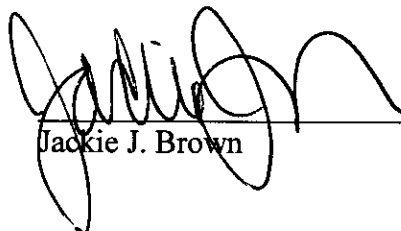
The Las Animas County Assessor is directed to change his/her records accordingly.

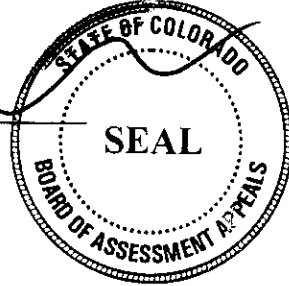
**DATED/MAILED** this 27<sup>th</sup> day of April, 2004.

This decision was put on the record

April 26, 2004

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

  
Jackie J. Brown

  
SEAL  
STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 42440  
Single County Schedule Number: 14494600

STIPULATION (As to Tax Year 2003 Actual Value)

WLM Retail Trust

Petitioner,

vs.

Las Animas COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:

Commercial-Retail Store

2. The subject property is classified as Commercial (what type of property).

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

Land	\$	628,178.00
Improvements	\$	452,587.00
Total	\$	<u>1,080,765.00</u>

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

Land	\$	628,178.00
Improvements	\$	452,587.00
Total	\$	<u>1,080,765.00</u>

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>267,413.00</u>
Improvements	\$	<u>452,587.00</u>
Total	\$	<u>720,000.00</u>

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:

After further review of property. Land value was adjusted from  
sq.ft value to per acre value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 26, 2004 (date) at 3:00PM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 22 day of April, 2004.

Mike Cawell  
Petitioner(s) or Agent or Attorney  
% Big R of TRINIDAD

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County Attorney for Respondent,  
Board of Equalization

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Board of County Commissioners  
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Daniel H. Espinoza  
County Assessor

Address:

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Telephone: 719-846-2295

Docket Number 42440