

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44975
Petitioner: TERENCE RITZMAN , v. Respondent: WELD COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: R8766400

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$675,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 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 22nd day of August 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

August 21, 2007

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

Heather Wilcox

Heather Wilcox



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number 44975

Single County Schedule Number R8766400

STIPULATION (As To Tax Year 2005 Actual Value)

**Terence Ritzman,
Petitioner(s),**

vs.

Weld COUNTY BOARD OF EQUALIZATION,

Petitioner (s) and Respondent hereby enter into this Stipulation regarding the tax year 2005 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:

L7 BLK 1 MOSIER HILL 1ST & L8 BLK 1 MOSIER HILL 1ST, 5415 11TH STREET, GREEBLEY

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 the tax year 2005:

Land	\$215,243.00
Improvements	\$614,157.00
Total	\$829,400.00

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

Land	\$215,243.00
Improvements	\$614,157.00
Total	\$829,400.00

R8766400

5. After further review and negotiation, Petitioner (s) and County Board of Equalization agree to the following tax year 2005 actual value for the subject property:

Land	\$215,243.00
Improvements	\$459,757.00
Total	\$675,000.00

6. The valuation, as established above, shall be binding only with respect to tax year 2005.

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

Property value reduced after further review of income data.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 28, 2007 (date) at 8:30 AM (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

DATED this 8th day of August, 2007.

[Signature]
Petitioner(s) or Attorney

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

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Address: 915 10th St. P.O. Box 758
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[Signature]
County Assessor

Address:
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Greeley, CO 80631

Telephone: (970) 353-3845 ext. 3697

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