

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 17th day of October 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

October 16, 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.

Heather Heinlein

Heather Heinlein

Debra A. Baumbach

Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

**Docket Number 45363
Single County Schedule Number R0273493**

STIPULATION (As To Tax Year 2005 Actual Value)

**WESTLAKE OFFICE PLAZA, LLC,
Petitioner(s).**

vs.

**WELD COUNTY BOARD OF EQUALIZATION,
Respondent.**

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:

PT SW4 12-5-66 WESTLAKE COMMONS, AKA 3459 W 20TH STREET
GREELEY, CO

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	\$441,790.00
Improvements	\$2,138,260.00
Total	\$2,580,050.00

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

Land	\$441,790.00
Improvements	\$2,138,260.00
Total	\$2,580,050.00

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	\$441,790.00
Improvements	\$2,008,210.00
Total	\$2,450,000.00

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:

BOTH THE MARKET AND INCOME APPROACHES INDICATE A SMALL VALUE REDUCTION.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on OCTOBER 29, 2007 (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 11 day of OCTOBER, 2007.

Jan James
Petitioner(s) or Attorney

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Board of Equalization

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[Signature]
County Assessor

Address:
1400 N. 17th Avenue
Greeley, CO 80631

Telephone: (970) 353-3845 ext. 3697

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