

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 50268
Petitioner: GREELEY REGENCY HOTEL INC., v. Respondent: WELD COUNTY BOARD OF COMMISSIONERS.	
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.: R2810486

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 05-06 actual value of the subject property.
3. The parties agreed that the 05-06 actual value of the subject property should be reduced to:

Total Value: \$2,664,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 05-06 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 27th day of February 2008.

BOARD OF ASSESSMENT APPEALS

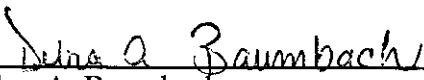
This decision was put on record

February 26, 2008



Karen E. Hart

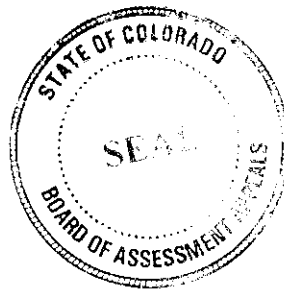
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number 50268
Single County Schedule Number R2810486

STIPULATION (As To Tax Year 2006 Actual Value)

Greeley Regency Hotel. Inc.,
Petitioner(s),

vs.

WELD COUNTY BOARD OF ~~EQUALIZATION~~, COUNTY COMMISSIONERS

Respondent.

Petitioner (s) and Respondent hereby enter into this Stipulation regarding the tax year 2006 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:

GREELEY REGENCY HOTEL INC
701 8th STREET
GREELEY, CO, 80631

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 2006:

Land	\$350,000.00
Improvements	\$2,650,000.00
Total	\$3,000,000.00

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

Land	\$350,000.00
Improvements	\$2,650,000.00
Total	\$3,000,000.00

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2009 FEB 26 PM 1:10

RECEIVED

FEB 18 2009

R2810486
M:\Stipulations\BAA form for Stipulations.doc

WELD COUNTY ASSESSOR
GREELEY, COLORADO

5. After further review and negotiation, Petitioner (s) and County Board of Equalization agree to the following tax year 2006 actual value for the subject property:

Land	\$360,000.00
Improvements	\$2,304,000.00
Total	\$2,664,000.00

6. The valuation, as established above, shall be binding only with respect to tax year 2006.
7. Brief narrative as to why the reduction was made:

Consideration was given to the subject properties lack of normal maintenance and disrepair.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 03/16/2009 (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 11th day of February, 2009.

HM [Signature] Agent
Petitioner(s) or Attorney

Cyndy Manguerra #13241
County Attorney for Respondent,
Board of Equalization

Address:
Licht & Co. Inc.
9101 E. Canyon Ave #3900
Denver, CO 80237

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

Telephone: 303-575-9306

Telephone: (970) 356-4000 x 4391

[Signature]
County Assessor

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

Telephone: (970) 353-3845 ext. 3697

Docket Number 50268
Stip-1.Frm

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 50268

Petitioner:

GREELEY REGENCY HOTEL INC.

v.

Respondent:

WELD COUNTY BOARD OF EQUALIZATION

AMENDMENT TO ORDER (On Stipulation)

THE BOARD OF ASSESSMENT APPEALS hereby amends its February 26, 2009 Order in the above-captioned appeal to reflect that the correct stipulated amount should be \$5,664,000 which covers tax years 2005-2006. Please see attached stipulations for both years.

In all other respects, the February 26, 2009 Order shall remain in full force and effect.

DATED/MAILED this 5th day of March, 2009.


This amendment was put on the record


March 4, 2009

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


Toni Rigirozzi

BOARD OF ASSESSMENT APPEALS


Karen E. Hart


Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number 50268
Single County Schedule Number R2810486

STIPULATION (As To Tax Year 2005 Actual Value)

Greeley Regency Hotel, Inc.,
Petitioner(s),

vs.

WELD COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2009 MAR -4 AM 10:22

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:

GREELEY REGENCY HOTEL INC
701 8th STREET
GREELEY, CO, 80631

- 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	\$350,000.00
Improvements	\$2,650,000.00
Total	\$3,000,000.00

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

Land	\$350,000.00
Improvements	\$2,650,000.00
Total	\$3,000,000.00

RECEIVED

FEB 18 2009

WELD COUNTY ASSESSOR
GREELEY, COLORADO

R2810486

M:\Stipulations\BAA form for Stipulations.doc

- 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	\$350,000.00
Improvements	\$2,650,000.00
Total	\$3,000,000.00

- 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:

The petition for abatement for the year 2005 was denied. No reduction was made to the 2005 value.

- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 03/16/2009 (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 11th day of February, 2009.

Jim Pitt Agent
Petitioner(s) or Attorney

Licht & Co. Inc
Address:
9101 E. Kenyon Ave #3900
Denver, CO 80237

Telephone: 303-575-9306

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

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

Telephone: (970) 356-4000, ext. 4391

[Signature]
County Assessor

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

Telephone: (970) 353-3845 ext. 3697

Docket Number 50268
Stip-1.Frm

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number 50268
Single County Schedule Number R2810486

STIPULATION (As To Tax Year 2006 Actual Value)

Greeley Regency Hotel. Inc.,
Petitioner(s),

vs.

WELD COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO
BO OF ASSESSMENT APPEALS
2009 MAR -4 AM 10:22

Petitioner (s) and Respondent hereby enter into this Stipulation regarding the tax year 2006 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:

GREELEY REGENCY HOTEL INC
701 8th STREET
GREELEY, CO, 80631

- 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 2006:

Land	\$350,000.00
Improvements	\$2,650,000.00
Total	\$3,000,000.00

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

Land	\$350,000.00
Improvements	\$2,650,000.00
Total	\$3,000,000.00

RECEIVED

FEB 18 2009

5. After further review and negotiation, Petitioner (s) and County Board of Equalization agree to the following tax year 2006 actual value for the subject property:

Land	\$360,000.00
Improvements	\$2,304,000.00
Total	\$2,664,000.00

6. The valuation, as established above, shall be binding only with respect to tax year 2006.

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

Consideration was given to the subject properties lack of normal maintenance and disrepair.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 03/16/2009 (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 11th day of February, 2009.

TM [Signature]
Petitioner(s) or Attorney

Cyndy Stanguone #13241
County Attorney for Respondent,
Board of Equalization

Address:
Light & Co. Inc.
9101 E. Kenyon Ave #3900
Denver, CO 80237

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

Telephone: 303-575-9306

Telephone: (970) 356-4000 x 4391

[Signature]
County Assessor

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

Telephone: (970) 353-3845 ext. 3697

Docket Number 50268
Stip-1.Frm