

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 50271
Petitioner: GREENLEAF WHOLESALE FLORISTS/KITAYAMA BROTHERS, 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.: R6272386

Category: Abatement Property Type: Agricultural
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: \$4,000,000

(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 4th day of March 2009.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

March 4, 2009

Karen E Hart

Karen E. Hart

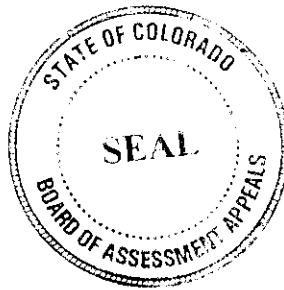
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Toni Rigirozzi

Toni Rigirozzi



2005
~~COUNTY BOARD OF EQUALIZATION~~
WELD COUNTY

ASSESSOR'S ACCOUNT NUMBER R6272386

STIPULATION (As To Tax Year 2005 Actual Value)

RE PETITION OF

NAME: Greenleaf Wholesale Florist Inc
 C/O Kitayama Bros
 ADDRESS: 13239 Weld CO RD 4 - Box 537
 Brighton, Colo. 80601
 C/O Mr. Ron Sandstrom / F & S Consultants

Petitioner(s), Greenleaf Wholesale Florist Inc and the Weld County Assessor, hereby enter into this Stipulation regarding the tax year 2005 valuation of the subject property, and jointly move that the Board of Equalization to enter its order based on this Stipulation.

Petitioner(s) and the Assessor agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
 15984 SW4SW4 & W17A SE4SW4 29 1 66 EXC UPRR RES (2R 2D) (Legal description)
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 2005.

Agricultural Land	<u>\$ 4,556</u>
Commercial Land	<u>\$ 107,500</u>
Greenhouse Improvements	<u>\$ 2,150,000</u>
All other Improvements	<u>\$ 512,150</u>
Total	<u>\$ 2,774,206</u>

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WELD COUNTY ASSESSOR
 GREELEY, COLORADO

4. After further review and negotiation, the petitioner(s) and Weld County Assessor agree to the following actual value for the subject property.

Agricultural Land	\$ 4,556
Commercial Land	\$ 107,500
Greenhouse Improvements	\$ 1,375,794
All other Improvements	\$ 512,150
Total	✓ \$ 2,000,000

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

6. Brief narrative as to why the reduction was made: Value was adjusted based upon the general market prices per sq. ft. that were in place in the base period, additionally the income was considered as backup for the market.

7. Both parties agree that the hearing scheduled before the ~~Weld County Board of Equalization~~ ^{Board of Assessment} on 03/16/2009 at 1:00 P.M. be vacated.
Appeals

DATED this 25th day of February, 2009.

William D. McGinn
Petitioner(s) or Attorney

Cynda Klauque #13241
Petitioner(s) or Attorney

Address:
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Address:
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Greeley, CO 80632

Telephone: 303-987-7140

Telephone: (970) 356-4000 ext 4391

Cliff McWally
County Assessor

Address:
1400 N.17th Avenue
Greeley, CO 80631
(970) 353-3845 ext. 3656

2006
~~COUNTY BOARD OF EQUALIZATION~~
 WELD COUNTY

ASSESSOR'S ACCOUNT NUMBER R6272386

STIPULATION (As To Tax Year 2006 Actual Value)

RE PETITION OF :

NAME: Greenleaf Wholesale Florist Inc
 C/O Kitayama Bros
 ADDRESS: 13239 Weld CO RD 4 - Box 537
 Brighton, Colo. 80601
 C/O Mr. Ron Sandstrom / F & S Consultants

* * * * *

Petitioner(s), Greenleaf Wholesale Florist Inc and the Weld County Assessor, hereby enter into this Stipulation regarding the tax year 2006 valuation of the subject property, and jointly move that the Board of Equalization to enter its order based on this Stipulation.

Petitioner(s) and the Assessor agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
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 (Legal description)
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William A. Higgins
Petitioner(s) or Attorney

Cindy Kiangue #13241
Petitioner(s) or Attorney

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[Signature]
County Assessor

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