

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56355
Petitioner: CENTERPLACE OF GREELEY III LLC, 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.: R4997408

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value: \$10,000,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2010 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 7th day of March 2011.

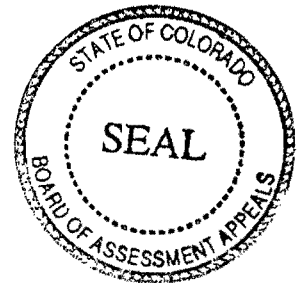
BOARD OF ASSESSMENT APPEALS

Diane M. DeVries
Diane M. DeVries

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

CM
Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
ASSESSMENT APPEALS

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**Docket Number 56355
Single County Schedule Number R4997408**

STIPULATION (As To Tax Year 2010 Actual Value)

Centerplace of Greeley 111 LLC,
Petitioner(s),

vs.

WELD COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner (s) and Respondent hereby enter into this Stipulation regarding the tax year 2010 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:

GR 3CP L1 BLK1 CENTERPLACE PHASE 3 MINOR

- 2. The subject property is classified as Community Shopping Center property (what type).
- 3. The County Assessor originally assigned the following actual value to the subject property for the tax year 2010:

Land	\$2,909,333.00
Improvements	\$7,962,847.00
Total	\$10,872,180.00

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

Land	\$2,909,333.00
Improvements	\$7,962,847.00
Total	\$10,872,180.00

5. After further review and negotiation, Petitioner (s) and County Board of Equalization agree to the following tax year 2010 actual value for the subject property:

Land	\$2,909,333.00
Improvements	\$7,090,667.00
Total	\$10,000,000.00

6. The valuation, as established above, shall be binding only with respect to tax year 2010.

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

The 2010 value was changed based on a review of market income, comparative sales, and cost to cure for unfinished area.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 03/17/2011 (date) at 8:30am (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

DATED this 23rd day of February, 2011

[Signature] #1685

Petitioner(s) or Attorney

Cindy Thurgood #13241

County Attorney for Respondent,
Board of Equalization

Address: 1099 18th St #200

Denver, CO 80202

Address:

915 10th St P.O. Box 758

Greeley, CO 80632

Telephone: 303-297-2000

Telephone: 970-356-4000 x 4396

[Signature]
County Assessor

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

Telephone: (970) 353-3845 ext. 3697

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