

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 70826</b>
Petitioner: <b>CIRCLE K STORES INC</b>  v. Respondent: <b>WELD COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R5610086**  
     **Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

**Total Value: \$2,100,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

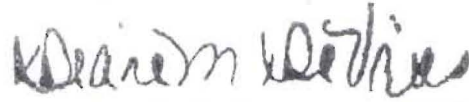
**ORDER:**

Respondent is ordered to reduce the 2017 actual value of the subject property, as set forth above.

The Weld County Assessor is directed to change his/her records accordingly.

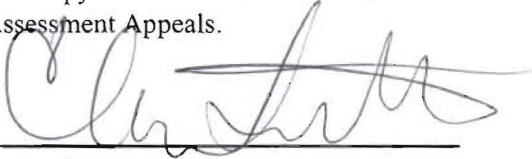
**DATED AND MAILED** this 1st day of February 2018.

**BOARD OF ASSESSMENT APPEALS**



\_\_\_\_\_  
Diane M. DeVries

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



\_\_\_\_\_  
Christine Fontenot



\_\_\_\_\_  
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number 70826

Single County Schedule Number R5610086

STIPULATION (As To Abatement/Refund for Tax Year 2017)

CIRCLE K STORES INC,  
Petitioner(s),

vs.

WELD COUNTY BOARD OF EQUALIZATION,

Respondent.

2018 JAN 23 AM 8:57  
BOARD OF ASSESSMENT APPEALS

Petitioner (s) and Respondent hereby enter into this Stipulation regarding the tax year 2017 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:

SC-1 L1 STAR CENTER MINOR SUB EXC PARCEL DEEDED TO HWY DEPT

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 2017:

Land	\$1,490,294.00
Improvements	\$808,356.00
Total	\$2,298,650.00

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

Land	\$1,490,294.00
Improvements	\$808,356.00
Total	\$2,298,650.00

R5610086

5. After further review and negotiation, Petitioner (s) and County Board of Equalization agree to the following tax year 2017 actual value for the subject property:

Land	\$1,490,294.00
Improvements	\$609,706.00
Total	\$2,100,000.00

6. The valuation, as established above, shall be binding only with respect to tax year 2017.

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

Further review of all approaches to value indicated an adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 2/26/2018 (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 22 day of January, 2018.

*Ed Horn*  
Petitioner(s) or Agent or Attorney

*Myra Stuy* # 41427  
(Assistant) County Attorney for  
Respondent, Weld County Board of  
Equalization

Address:  
7179 E. Tufts Ave Ste 1500  
Denver, CO 80237

Address:  
1150 "O" Street  
P.O. Box 758  
Greeley, CO 80632

Telephone: 303.222.1853

Telephone: (970) 336-7235

*Scott McWoo*  
County Assessor

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

Telephone: (970) 353-3845 ext. 3697

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Stip-1.Frm

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