

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 71424</b>
Petitioner: <b>VESTAS TOWERS OF AMERICA INC</b>  v. Respondent: <b>PUEBLO 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.: 15-000-04-001**  
     **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: \$24,989,401**  
 (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 Pueblo County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 16th day of February 2018.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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Diane M. DeVries

*Debra A. Baumbach*

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Debra A. Baumbach

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

*Christine Fontenot*

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



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<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, CO 80203</p> <hr/> <p>Petitioner:</p> <p><b>VESTAS TOWERS OF AMERICA, INC.</b></p> <p>v.</p> <p>Respondent:</p> <p><b>PUEBLO COUNTY BOARD OF EQUALIZATION</b></p> <hr/> <p>Attorney for Respondent:</p> <p>Cynthia Mitchell, #36992 County Attorney 215 West 10<sup>th</sup> Street Pueblo, CO 81003 719-583-6630 (phone) 719-583-6057 (fax) <a href="mailto:co.atty@co.pueblo.co.us">co.atty@co.pueblo.co.us</a></p>	<p><b>Docket No.: 71424 71425</b></p> <p><b>Schedule Nos.: 15-000-04-001 25-010-02-001</b></p>
<p><b>STIPULATION</b></p>	

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the 2017 tax year 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 as to Schedule Nos.: 15-000-04-001 and 25-010-02-001:

1. The property subject to this stipulation is described as:

15-000-04-001 - THAT POR OF LOT 1 VESTAS TOWERS AMERICA LYING IN 36-21-65 + TAX DIST 60DR FORMERLY #25-000-00-187 + 210 - 100 Towers Road, Pueblo, Colorado

25-010-02-001 - THAT POR OF LOT 1 VESTAS TOWERS AMERICA LYING IN 1-22-65 + TAX DIST 70CM FORMERLY #25-000-08-001 – 100 Towers Road, Pueblo, Colorado

2. The subject properties are classified as:

Industrial

3. The County Assessor originally assigned the following actual value to the subject properties for tax year 2017:

Parcel 15-000-04-001  
Land: \$480,725  
Improvements: \$26,540,972  
Total: \$27,021,697

Parcel 25-010-02-001  
Land: \$591,500  
Improvements: \$26,427,984  
Total: \$27,019,484

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

Parcel 15-000-04-001  
Land: \$480,725  
Improvements: \$26,540,972  
Total: \$27,021,697

Parcel 25-010-02-001  
Land: \$591,500  
Improvements: \$26,427,984  
Total: \$27,019,484

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

Parcel 15-000-04-001  
Land: \$480,725  
Improvements: \$24,508,676  
Total: \$24,989,401

Parcel 25-010-02-001  
Land: \$591,500

Improvements: \$24,508,677  
Total: \$25,100,177

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

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

An Agreement between the Assessor's Office and Ryan, LLC, that comparables support \$77/SF for improvements.


13. No hearing was scheduled before the Board of Assessment Appeals.

DATED this 11<sup>th</sup> day of January, 2018.

  
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Petitioner(s) or Agent ~~or Attorney~~

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Carlsbad, CA 92008  
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Docket Nos. 71424 and 71425