

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 74079
Petitioner: <b>PELICAN LAKES LLC</b> v. Respondent: <b>WELD COUNTY BOARD OF COUNTY COMMISSIONERS</b>	
<b>ORDER ON STIPULATION</b>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been accepted 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.: R1105402+4**  
**Category: Abatement Appeal                      Property Type: Commercial**
2. Petitioner is protesting the 2015 actual value of the subject property.
3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

**Total Value:        \$2,400,000**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2015 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 29th day of August 2018.

**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

*Yesenia Araujo*  
\_\_\_\_\_  
Yesenia Araujo



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

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Multiple County Schedule Numbers: (As Set Forth in the Attached)

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STIPULATION (As to Abatement/Refund for Tax Year 2015 )

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Pelican Lakes LLC

Petitioner

vs.

Weld COUNTY BOARD OF COMMISSIONERS,

Respondent.

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2015 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 Properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as Commercial (what type).
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2015.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Commissioners.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2015 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2015.

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

After a review of all approaches to value an adjustment was indicated.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on N/A (date) at N/A (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 22 day of August, 2018.

Petitioner(s) or Agent or Attorney

*A. Mark Dyson*  
DYCO Diversified Inc.  
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795 McIntyre St, #205  
Golden, CO 80401

Telephone: 303 810 6805

County Attorney for Respondent,  
Board of Commissioners

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

Telephone: 970-3367235

*Clara McWorley*  
County Assessor

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

Telephone: 970-400-3697

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**ATTACHMENT B**

Actual Values as assigned by the County Board of Commissioners after a timely appeal

Docket Number 74079

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R6784572	\$ 88,411.00	\$ 2,243,365.00	\$ 2,331,776.00
R1105402	\$ 545,265.00	\$ 742,527.00	\$ 1,287,792.00
R6787604	\$ 15,382.00	\$ 0.00	\$ 15,382.00
R6787537	\$ 26,790.00	\$ 0.00	\$ 26,790.00
R5372708	\$ 2,359.00	\$ 0.00	\$ 2,359.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
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	\$ .00	\$ .00	\$ 0.00
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	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
<b>TOTAL:</b>	\$ 678,207.00	\$ 2,985,892.00	\$ 3,664,099.00

