

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 74527</b>
Petitioner: <b>PELICAN LAKES LLC</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 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+5**  
     **Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

**Total Value: \$2,640,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2018 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 November 2018.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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

*Debra A. Baumbach*

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

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

*Yesenia Araujo*

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



2018 SEP 20 AM 8:22

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 74527

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

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STIPULATION (As to Tax Year 2018 Actual Value)

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Pelican Lakes LLC

Petitioner

vs

Weld COUNTY BOARD OF EQUALIZATION,

Respondent.

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2018 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:

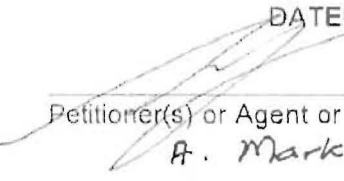
1. The Properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as Commercial (what type).
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2018.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2018 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 2018.

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 19<sup>th</sup> day of Sept., 2018

  
Petitioner(s) or Agent or Attorney


A. Mark Dyson

Address:

795 McIntyre St, #205  
Golden, CO 80401

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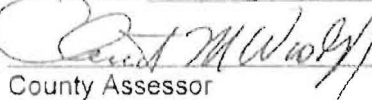
  
County Attorney for Respondent,  
Board of Equalization

BOB CHOATE,  
# 40588

Address:

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

Telephone: 970-336-7235

  
County Assessor

Address:

1400 N. 17th Ave.  
Greeley, CO 80631

Telephone: 970-400-3697

Docket Number 74527

**ATTACHMENT A**  
Actual Values as assigned by the Assessor

Docket Number 74527

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R6784572	\$ 822,222 .00	\$ 1,033,605 .00	\$ 1,855,827 .00
R1105402	\$ 804,435 .00	\$ 742,527 .00	\$ 1,546,962 .00
R3067604	\$ 83,068 .00	\$ .00	\$ 83,068 .00
R6787604	\$ 143,048 .00	\$ .00	\$ 143,048 .00
R6787537	\$ 249,146 .00	\$ .00	\$ 249,146 .00
R5372708	\$ 21,936 .00	\$ .00	\$ 21,936 .00
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	\$ .00	\$ .00	\$ 0 .00
<b>TOTAL:</b>	\$ 2,123,855 .00	\$ 1,776,132 .00	\$ 3,899,987 .00



