

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75749
Petitioner: ZATECA FOODS INC v. Respondent: WELD COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

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.: R0168391+3
 Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$4,884,812
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

DATED this 4th day of March 2020.

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.

Gordana Katardzic

Gordana Katardzic



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

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STATE OF COLORADO
BO OF ASSESSMENT APPEALS

Docket Number: 75749
Multiple County Schedule Numbers: (As Set Forth in the Attached)

STIPULATION (As to Tax Year 2019 Actual Value)

Zateca Foods Inc

Petitioner

vs.

Weld COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2019 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 Industrial (what type).
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2019.
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 2019 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 2019.

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 January 21, 2020 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 19 day of December, 2020

Thomas J. Downey #418
Petitioner(s) or Agent or Attorney

Karin M. Donald
County Attorney for Respondent,
Board of Equalization

Address:

Downey & Associates, PC
6855 S Havana St, Suite 600
Centennial, CO 80112
Telephone: 303-813-1111

Address:

1150 "O" Street
P.O. Box 758
Greeley, CO 80632
Telephone: (970) 336-7235

Deputy [Signature]
County Assessor

Address:

1400 N. 17th Avenue
Greeley, CO 80631
Telephone: (970) 400-3699

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ATTACHMENT C
 Actual Values as agreed to by all Parties

Docket Number 75749

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R0168391	\$ 116,160.00	\$ 2,409,892.00	\$ 2,526,052.00
R0167091	\$ 68,480.00	\$ 1,936,800.00	\$ 2,005,280.00
R0166991	\$ 17,920.00	\$ 222,080.00	\$ 240,000.00
R0167191	\$ 57,280.00	\$ 56,200.00	\$ 113,480.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
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	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
TOTAL:	\$ 259,840.00	\$ 4,624,972.00	\$ 4,884,812.00