

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 76636</b>
Petitioner: <b>VESTAS TOWERS 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 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.: 1500004001**  
     **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: \$27,916,453**  
     (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 Pueblo County Assessor is directed to change his/her records accordingly.

DATED this 6th day of March 2020.

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

*Gesenia Araujo*

Gesenia Araujo



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 76636  
Single County Schedule Number: 1500004001

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STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

STIPULATION (As to Tax Year 2019 Actual Value)

Vestas Towers of America, Inc.

Petitioner,

vs.

Pueblo 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 property subject to this stipulation is described as:

Schedule No. 1500004001

2. The subject property is classified as Industrial (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2019:

Land	\$	480,725.00
Improvements	\$	29,066,173.00
Total	\$	<u>29,546,898.00</u>

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

Land	\$	<u>480,725.00</u>
Improvements	\$	<u>29,066,173.00</u>
Total	\$	<u>29,546,898.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2019 actual value for the subject property:

Land	\$	<u>480,725.00</u>
Improvements	\$	<u>27,435,428.00</u>
Total	\$	<u>27,916,153.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2019.

7. Brief narrative as to why the reduction was made:  
The reduction was made as a result of negotiations with the Petitioner. Specifically, the parties reviewed the County's initial cost-based valuation and applied the market approach to test those numbers before agreeing on a value. This stipulation was reached in conjunction with with a stipulation for parcel no. 2501002001.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 13, 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 30<sup>th</sup> day of December, 2019.

Joseph M. Lanzoni  
Petitioner(s) or Agent or Attorney  
**JOSEPH M. LANZONI**

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Board of Equalization

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