

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>SPRADLEY/BARR,</p> <p>v.</p> <p>Respondent:</p> <p>LARIMER COUNTY BOARD OF EQUALIZATION.</p>	▲
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Bridge & Associates Address: P.O. Box 280367 Lakewood, CO 80228 Phone Number: (303) 237-6997 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 38344</p>
<p>ORDER ON STIPULATION</p>	

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.: R1536010
Category: Valuation

Property Type: Commercial

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$2,472,400.00
Improvements	<u>\$2,177,600.00</u>
Total	\$4,650,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The Larimer County Assessor is directed to change his records accordingly.

DATED/MAILED this 27th day of December, 2001.

This decision was put on the record

December 26, 2001

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

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

Mark R. Linné

Mark R. Linné

Penny S. Bunnell
Penny S. Bunnell

Docket Number 38344



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 38344
County Schedule Number: R1536010

STIPULATION (As To Tax Year 2001 Actual Value)

SPRADLEY / BARR

Petitioner(s)

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2001 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
A 61,604 sf Steel Frame Auto Dealership built in 1973 and Remodeled in 1997. It is located at 4809 S. College Avenue in Fort Collins, Colorado.
2. The subject property is classified a COMMERCIAL property.
3. The County Assessor originally assigned the following actual value on the subject property:

Land	\$	2,472,400
Improvement	\$	<u>2,455,800</u>
Total	\$	4,928,200

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

:

Land	\$	2,472,400
Improvement	\$	<u>2,455,800</u>
Total	\$	4,928,200

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following tax year 2001 actual value for the subject property.

Land	\$	2,472,400
Improvement	\$	<u>2,177,600</u>
Total	\$	4,650,000

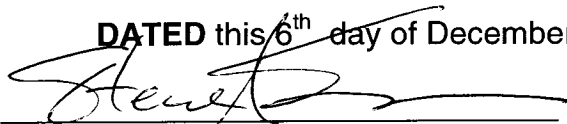
6. The valuations, as established above, shall be binding only with respect to tax year 2001.

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

Agent for petitioner entered into negotiations and presented documentation to warrant a reduction in value based on the market and income approaches to value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 16 January 2002 at 3:00 p.m. be vacated.

DATED this 6th day of December, 2001



Bridge & Associates
Petitioner(s) Representative
Steve Evans

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