

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>LUKAS FAMILY LIMITED PARTNERSHIP,</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: Mr. Dan George Bridge & Associates</p> <p>Address: P.O. Box 280367 Lakewood, Colorado 80228</p> <p>Phone Number: 303-237-6997</p>	<p>Docket Number: 38510</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.: R1170465

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	\$199,500.00
Improvements	\$450,500.00
Total	\$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 25th day of January, 2003.

This decision was put on the record

January 24, 2003

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

Debra A. Baumbach
Debra A. Baumbach

Penny S. Lowenthal
Penny S. Lowenthal



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 38510 _____
County Schedule Number R1170465 _____

STIPULATION (As To Tax Year 2001 Actual Value)

LUKAS FAMILY LIMITED PARTNERSHIP
Petitioner(s)

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

CO JAN 24 AM 11:51
CLERK OF BOARD OF ASSESSMENT APPEALS

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:
LOT 15A, AMD PLAT, LOTS 15, 16, 17, & 18 CENTRO BUS PARK
2. The subject property is classified a COMMERCIAL property.
3. The County Assessor originally assigned the following actual value on the subject property:

Land	\$	199,500
Improvement	\$	<u>635,500</u>
Total	\$	835,000

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

:

Land	\$	199,500
Improvement	\$	<u>594,700</u>
Total	\$	794,200

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	\$	199,500
Improvement	\$	<u>450,500</u>
Total	\$	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:
Further review of the market and income approaches indicated a lower value for the subject property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 7, 2003, be vacated.

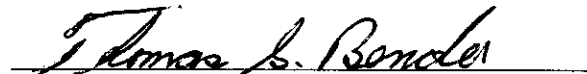
DATED this 13 day JANUARY 2003



Petitioner(s) Representative

Address:

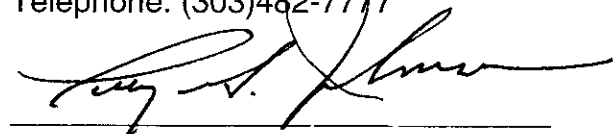
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