

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>BOARDWALK ONE, LLC,</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: Dan George Bridge & Associates Address: P.O. Box 280367 Lakewood, Colorado 80228 Phone Number: 303-237-6997 Attorney Reg. #:</p>	<p>Docket Number: 40479</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.: 97364-19-006

Category: Valuation

Property Type: Commercial

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$ 126,100.00
Improvements	<u>508,900.00</u>
Total	\$635,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

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

DATED/MAILED this 1st day of April, 2003.

This decision was put on the record

March 31, 2003

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

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

James E. Mogan
James E. Mogan



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 40479
County Schedule Number R1251732
Parcel 97364-19-006

STIPULATION (As To Tax Year 2002 Actual Value)

BOARDWALK ONE, LLC
Petitioner(s)

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2002 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:
**748 WHALERS WAY, BUILDING E
PART BLOCK 1, 1ST REPLAT OF BOARDWALK AT THE LANDINGS PUD**
2. The subject property is classified a COMMERCIAL OFFICE property.
3. The County Assessor originally assigned the following actual value on the subject property:

Land	\$	126,100
Improvement	\$	<u>567,900</u>
Total	\$	694,000

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

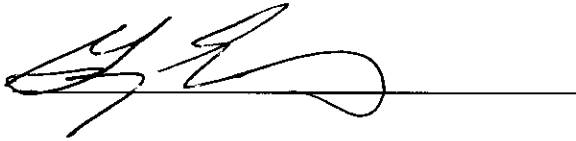
Land	\$	126,100
Improvement	\$	<u>567,900</u>
Total	\$	694,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following tax year 2002 actual value for the subject property.

Land	\$	126,100
Improvement	\$	<u>508,900</u>
Total	\$	635,000

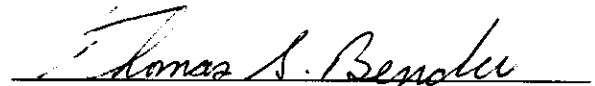
6. The valuations, as established above, shall be binding only with respect to tax year 2002.
7. Brief narrative as to why the reduction was made:
Further review of the market and income approaches indicated a lower value for the subject property.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 24, 2003, be vacated.

DATED this 10 day MARCH 2003



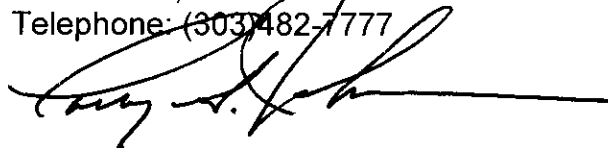
Petitioner(s) Representative

Address:
GREG EVANS
BRIDGE & ASSOCIATES, INC.
P.O. BOX 280367
LAKEWOOD, CO 80228



THOMAS G. BENDER, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

Address:
HARDEN, SCHMIDT, HASS & HAAG PC
Ninth Floor, First Tower Bldg.
Post Office Box 1606
Fort Collins, Colorado 80522
Telephone: (303)482-7777



LARRY G. JOHNSON
LARIMER COUNTY ASSESSOR

Address:
Post Office Box 1190
Fort Collins, Colorado 80522
Telephone: (303)498-7054