

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>AIRPORT MULTI-TENANT LLC,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>LARIMER COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Bridge &amp; Associates Address: P.O. Box 280367 Lakewood, CO 80228 Phone Number: (303) 237-6997</p>	<p><b>Docket Number: 40481</b></p>
<p><b>ORDER ON STIPULATION</b></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.: 86273-19-002**

**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	\$ 56,274.00
Improvements	<u>\$381,726.00</u>
Total	\$438,000.00

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 5<sup>th</sup> day of December, 2003.

This decision was put on the record

December 4, 2003

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

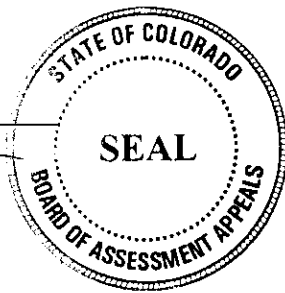
Karen E. Hart

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

*Jackie J. Brown*

Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): 40481  
County Schedule Number: 86273-19-002

**STIPULATION (As To Tax Year 2002 Actual Value)**

**Airport Multi-Tenant LLC**  
**Petitioner**

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,**  
**Respondent**

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BOARD OF ASSESSMENT APPEALS

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:  
UNIT 2, AIRPORT MULTI-TENANT CONDOS, LOV  
Also Known as 5847 Wright Dr, Loveland

2. The subject property is classified as a commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2002:

Land	\$ 56,274
Improvement	\$ <u>405,276</u>
Total	\$ 462,000

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

Land	\$ 56274
Improvement	\$ <u>405276</u>
Total	\$ 462000

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	\$ 56274
Improvement	\$ <u>381,726</u>
Total	\$ 438,000

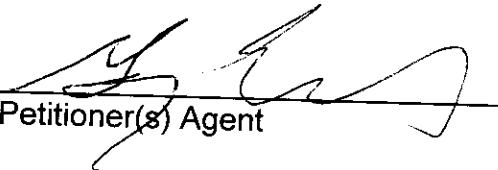
6. The valuations, as established above, shall be binding only with respect to tax year 2002.

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

Per physical review of subject property, and surrounding comparable sales sold between 1-1-1999 and 6-30-2000 and review of the income approach, the estimated actual value should be \$438,000. \_\_\_\_\_

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 12-9-2003 (date) at 8:30 AM (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_\_ (check if appropriate).

DATED this 12th day of November, 2003.

  
Petitioner(s) Agent

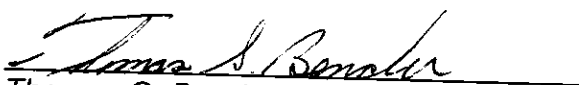
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Lakewood, CO 80228

  
Thomas G. Bender, Chair

LARIMER COUNTY BOARD OF EQUALIZATION

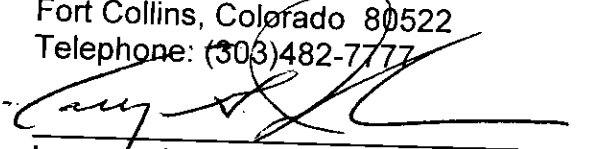
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