

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: FIRSTBANK OF NORTHERN COLORADO, v. Respondent: LARIMER COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Jeffrey M. Monroe Tax Profile Services, Inc. Address: 1380 S. Santa Fe Drive, 2 nd Floor Denver, CO 80223 Phone Number: 303.477.4504	Docket Number: 41583
ORDER ON STIPULATION	

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.: R0397261

Category: Valuation Property Type: Commercial

2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land:	\$308,900.00
Improvements:	\$191,100.00
Total:	\$500,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 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 28th day of March, 2005.

This decision was put on the record

March 25, 2005

BOARD OF ASSESSMENT APPEALS

Karen E. Hart

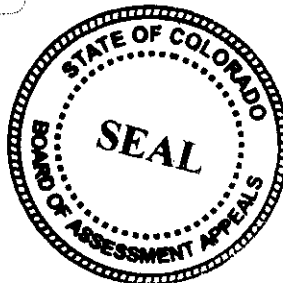
Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

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

Keela K. Steele
Keela K. Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 41583

County Schedule Number: R0397261

STIPULATION (As To Tax Year 2003 Actual Value)

FIRSTBANK OF NORTHERN COLORADO

Petitioner

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2003 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:

BEG AT NW COR 14-5-69 TH S ALG W LN TO S LN ROW HWY...
Also Known as 1352 W Eisenhower, 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 2003:

Land	\$	308,900
Improvement	\$	<u>271,100</u>
Total	\$	580,000

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

Land	\$	308,900
Improvement	\$	<u>271,100</u>
Total	\$	580,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following tax year 2003 actual value for the subject property.

Land	\$	308,900
Improvement	\$	<u>191,100</u>
Total	\$	500,000


6. The valuations, as established above, shall be binding only with respect to tax year 2003.

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


Per review of subject property, and surrounding comparable sales sold between 1-1-2001 and 6-30-2002 and review of the income approach, the estimated actual value should be \$500,000. _____

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 18, 2005 at 3:00 P:M be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals X (check if appropriate).

DATED this 11th day of March, 2004.



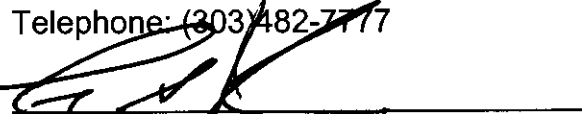
Petitioner(s) Agent
Jeffrey M Monroe



Kathay Rennels, Chair
LARIMER COUNTY BOARD OF EQUALIZATION

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Docket Number 41583
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