

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>U S MOTELS FORT COLLINS,</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: Ronald S. Loser, Esq. Robinson, Waters and O'Doriso</p> <p>Address: 1099 18th Street, Suite 2600 Denver, CO 80202-1926</p> <p>Phone Number: 303.297.2600</p>	<p>Docket Number: 42140</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.: R0189979+1

Category: Valuation Property Type: Mixed Use
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:

[PLEASE REFERENCE ATTACHED STIPULATION]

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 29th day of December, 2004.

This decision was put on the record

December 28, 2004

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


Keela K. Steele

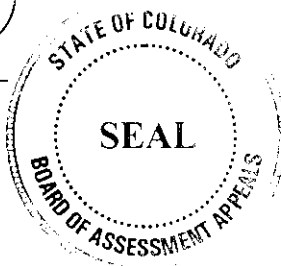
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 42140
County Schedule Number: R0189979/R0189995

STIPULATION (As To Tax Year 2003 (Assessment Rate))

US MOTELS-FORT COLLINS c/o MARVIN F. POER & COMPANY

Petitioner(s)

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

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Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2003 **Assessment Rates** 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:
BET AT SE COR 9-7-68, TH N 89 12' W 1108.85 FT N 0 9 E 128, TRUNC.
2. The subject property was erroneously classified as 100% COMMERCIAL property.
3. The County Assessor originally assigned the following actual value on the subject property:

87094-00-016	Land	\$ 85.100
R0189979	Improvement	\$ <u>24.900</u>
(Commercial)	Total	\$ 110.000
87094-00-0018	Land	\$ 700.100
R0189995	Improvement	\$ <u>4,284.000</u>
Commercial	Total	\$ 4,984.100

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

87094-00-016	Land	\$ 85.100
R0189979	Improvement	\$ <u>24.900</u>
(Commercial)	Total	\$ 110.000
87094-00-018	Land	\$ 700.100
R0189995	Improvement	\$ <u>4,284.000</u>
Commercial	Total	\$ 4,984.100

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following tax year 2003 assessment rates for the subject property-**14% Residential & 86% Commercial**.
Please see attached spreadsheet for assessment rate and value breakdowns.

87094-00-016	Land	\$ 85,100
R0189979	Improvement	\$ <u>24,900</u>
(Commercial)	Total	\$ 110,000
87094-00-018	Land	\$ 700,100
R0189995	Improvement	\$ <u>4,284,000</u>
Commercial	Total	\$ 4,984,100

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:

FURTHER REVIEW AND PHYSICAL INSPECTION DETERMINED THE EXISTENCE OF 37 EXTENDED STAY ROOMS. THIS PORTION EQUALS 14% OF THE TOTAL ACTUAL VALUE AND SHOULD HAVE BEEN ASSESSED AT THE RESIDENTIAL ASSESSMENT RATE.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **NOT SCHEDULED** be vacated.

DATED this 10th day of NOVEMBER 2004



 Petitioner(s) Representative

Ronald S. Losev
 1099 18th St. # 2000
 Denver, CO 80202

(303) 297-2000

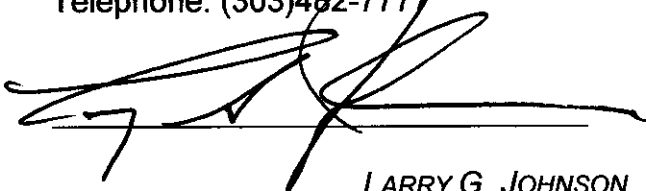
Address:



 KATHAY C. RENNELS, CHAIR
 LARIMER COUNTY BOARD OF EQUALIZATION

 HARDEN, SCHMIDT, HASS & HAAG PC

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LARRY G. JOHNSON
 LARIMER COUNTY ASSESSOR

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Fort Collins, Colorado 80522
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CORRECTED ASSESSED VALUATIONS

for
R0189979/R0189995

Land Value	Assessment Rate	Assessed Land Value	Building Value	Assessment Rate	Assessed Building Value	Total Actual Value	Total Assessed Value
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ERRONEOUS 2003 ASSESSMENT RATE

87094-00-018		\$700,100	29%	\$203,030	\$4,284,000	29%	\$1,242,360	\$4,984,100	\$1,445,390
R0189995									

CORRECTED 2003 ASSESSED VALUE

87094-00-018	\$602,085	29%	\$174,605	\$4,155,400	29%	\$1,205,070	\$4,984,100	\$1,397,705
R0189995	<u>\$98,014</u>	7.96%	<u>\$7,800</u>	<u>\$128,500</u>	7.96%	<u>\$10,230</u>		
TOTAL	\$700,100		\$182,405	\$4,284,000		\$1,215,300	\$4,984,100	\$1,397,705

No changes in assessment rate or value-parcel is separate parking lot.

87094-00-016	\$85,100	29%	\$24,680	\$24,900	29%	\$7,220	\$92,320	\$31,900
R0189979								

Total Value	87094-00-018	\$4,984,100
per Parcel	R0189995	
	87094-00-016	<u>\$110,000</u>
	R0189979	
		\$5,094,100