

<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>NORALCO CREDIT UNION,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>LARIMER COUNTY BOARD OF EQUALIZATION.</b></p>	<p><b>Docket Number: 42412</b> <b>(PARTIAL)</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.: R1307843**

**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:	\$ 204,300.00
Improvements:	<u>\$ 780,200.00</u>
Total:	\$ 984,500.00

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 30<sup>th</sup> day of September, 2005.

This decision was put on the record

September 29, 2005

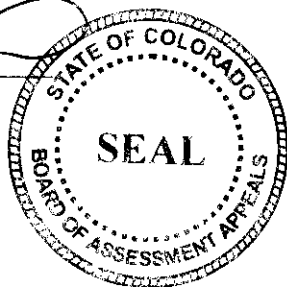
**BOARD OF ASSESSMENT APPEALS**

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

Keela K. Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): 42412  
County Schedule Number: R0040720+4

**STIPULATION (As To Tax Year 2003)**

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**NORLARCO CREDIT UNION**

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 tax year 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:  
**PT BLK 1, 1<sup>ST</sup> REPLAT OF BOARDWALK AT THE LANDINGS, PUD, TRUNC.**
  
2. The subject property is classified as 100% COMMERCIAL property.
  
3. The County Assessor originally assigned the following actual value on the subject property:

97364-19-018	Land	\$ 204,300
R1307843	Improvement	\$ <u>855,700</u>
(Commercial)	Total	\$ 1,060,000

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

97364-19-018	Land	\$ 204,300
R1307843	Improvement	\$ <u>855,700</u>
(Commercial)	Total	\$ 1,060,000

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 the subject property.

97364-16-018	Land	\$	204,300
R1307843	Improvement	\$	<u>780,200</u>
(Commercial)	Total	\$	984,500

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 OF THE MARKET AND INCOME APPROACHES TO VALUE SUGGESTED A VALUE REDUCTION IN THE FINAL VALUE.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **August 30, 2005** be vacated.

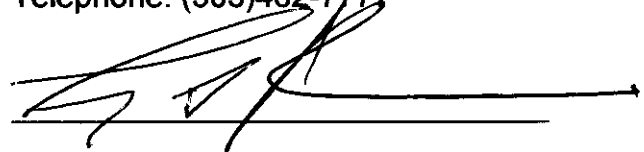
**DATED** this 23th day of AUGUST 2005

  
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Petitioner(s) Representative

  
\_\_\_\_\_  
KATHAY C. RENNELS, CHAIR  
LARIMER COUNTY BOARD OF EQUALIZATION

\_\_\_\_\_  
HARDEN, SCHMIDT, HASS & HAAG PC

Post Office Box 1606  
Fort Collins, Colorado 80522  
Telephone: (303)482-7777

  
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LARRY G. JOHNSON  
LARIMER COUNTY ASSESSOR

Address: Post Office Box 1190

Fort Collins, Colorado 80522  
Telephone: (303)498-7054

Address:  
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\_\_\_\_\_  
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Docket Number 42412StipCnty.mst

<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>NORALCO CREDIT UNION,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>LARIMER COUNTY BOARD OF EQUALIZATION.</b></p>	<p><b>Docket Number: 42412</b> <b>(PARTIAL)</b></p>
<p><b>ORDER ON WITHDRAWAL</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 Nos.: R0040720, R1292617, R0040797 and R1591544**

**Category: Valuation      Property Type: Commercial**
2. Petitioner is protesting the 2002 actual value of the subject property.

**ORDER:**

Petitioner's request for withdrawal of the above-referenced schedule numbers is granted; therefore, the Board will take no further action on this matter.

**DATED and MAILED** this 30<sup>th</sup> day of September, 2005.

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart  
Karen E. Hart

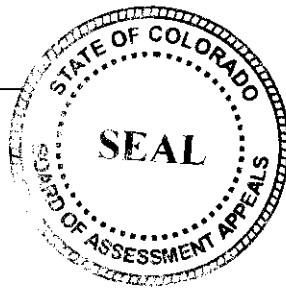
Debra A. Baumbach  
Debra A. Baumbach

This decision was put on the record

September 29, 2005

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

Keela K. Steele





**Berenbaum, Weinshienk & Eason, P.C. Attorneys at Law**

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Denver - Colorado 80202-5698  
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**Kenneth S. Kramer**  
Direct Dial 303/592-8353  
E-Mail: [kskramer@bw-legal.com](mailto:kskramer@bw-legal.com)

September 28, 2005

**VIA FACSIMILE TO 303-866-4485**

Keela K. Steele  
Board of Assessment Appeals  
State of Colorado  
1313 Sherman Street, Room 315  
Denver, CO 80203

Re: Property Owner: Norlarco Credit Union  
BAA Docket No.: 42412  
Schedule Numbers: R0040720, R1292617, R0040797 and R1591544  
Property Addresses: 331 S Meldrum Street  
2545 Research Blvd  
319 S Meldrum Street  
2529 N Lincoln Avenue

Dear Keela:

This letter will serve as our request to withdraw the above-referenced property tax assessment appeal petition to the Board of Assessment Appeals.

Please feel free to call me should you have any questions or need further assistance. Thank you.

Sincerely yours,

BERENBAUM, WEINSHEINK & EASON, P.C.

Kenneth S. Kramer, Esq.

cc: Kathy C. Rennels, Larimer County BOE