

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43919
Petitioner: ONE DIRECTORY PLACE LLC, v. Respondent: LARIMER COUNTY BOARD OF EQUALIZATION.	
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.: 95024-32-002

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Total Value: \$7,000,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2004 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 13th day of September 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

September 12, 2005

Karen E Hart

Karen E. Hart

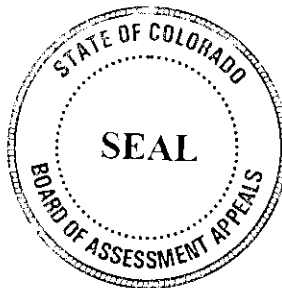
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Keela Steele

Keela Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 43919
County Schedule Number : 95024-32-002

STIPULATION (As To Tax Year 2004 Actual Value)

ONE DIRECTORY PLACE, LLC
Petitioner(s)

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2004 tax year valuation of the subject property. Petitioner(s) and Respondent 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: A COMMERCIAL INDUSTRIAL PROPERTY LOCATED AT 380 WEST 37TH STREET IN LOVELAND COLORADO. THE LEAGAL DESCRIPTION IS: TRACT B-1, 287 LTD ADD, 1ST REPLAT, LOV
2. The subject property is classified as a commercial improved property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$ 1,949,600
Improvements	\$ 5,575,400
Total	\$ <u>7,525,000</u>

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

Land	\$ 1,949,600
Improvements	\$ 5,575,400
Total	\$ <u>7,525,000</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2004.

Land	\$	1,949,600
Improvements	\$	5,050,400
Total	\$	<u>7,000,000</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2004.
7. Brief narrative as to why the reduction was made: AFTER REVIEW OF THE COST, MARKET AND INCOME APPROACHES TO VALUE, IT WAS DETERMINED THAT A TOTAL VALUE OF \$7,000,000 IS FAIR AND EQUITABLE FOR TAX YEAR 2004.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 29, 2005 be vacated.

DATED this 23 day of August 2005.


MATTHEW W POLING

Petitioner(s) Representative

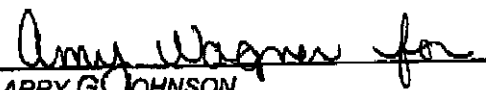
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