

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45042
Petitioner: BOARDWALK CROSSING LP, 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.: 9735158001

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$1,200,000

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

ORDER:

Respondent is ordered to reduce the 2005 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 17th day of January 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 12, 2007

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

Penny Lowenthal

Penny Lowenthal



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 45042
County Schedule Number R1401513/97351-58-001

2007 JUN 11 11:21:53

STIPULATION (As To Tax Year 2005 Actual Value)

BOARDWALK CROSSING LP
Petitioner(s)

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2005 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:
LOT 1, BOARDWALK CROSSING, FIL2, FTC
2. The subject property is classified a COMMERCIAL property.
3. The County Assessor originally assigned the following actual value on the subject property:

Land	\$	344,900
Improvement	\$	<u>1,055,100</u>
Total	\$	1,400,000

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

:

Land	\$	344,900
Improvement	\$	<u>855,100</u>
Total	\$	1,200,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following tax year 2005 actual value for the subject property.

Land	\$	344,900
Improvement	\$	<u>855,100</u>
Total	\$	1,200,000

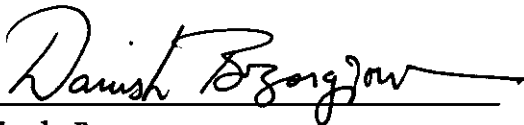
6. The valuations, as established above, shall be binding only with respect to tax year 2005.

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

Income and expense information has been submitted by the Petitioner. Further review of the market and income approaches determined a lower value for the subject property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 31, 2007, be vacated.

DATED this 03 day JANUARY 2007



Dariush Bozorgpour

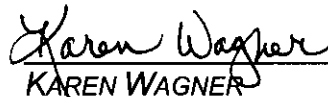
Petitioner(s) Representative

Address:

Property Tax Advisors

3090 S. Jamaica Ct., Suite 204

Aurora, CO 80014



KAREN WAGNER

LARIMER COUNTY BOARD OF EQUALIZATION

Address:

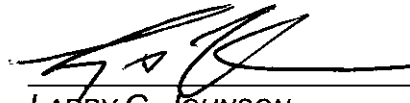
HARDEN, SCHMIDT, HASS & HAAG PC

Ninth Floor, First Tower Bldg.

Post Office Box 1606

Fort Collins, Colorado 80522

Telephone: (303)482-7777



LARRY G. JOHNSON

LARIMER COUNTY ASSESSOR

Address:

Post Office Box 1190

Fort Collins, Colorado 80522

Telephone: (303)498-7054