

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48415
Petitioner: CREEKSIDE NORTH PROPERTIES, 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.: R641641+8
 Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:
 Total Value: \$1,506,200
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2007 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 24th day of April 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

April 23, 2008

Karen E Hart

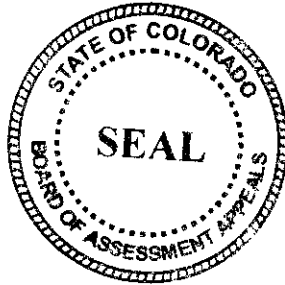
Karen E. Hart

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

Toni Rigirozzi
Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 48415
 County Schedule Number: R1641641 to R1641649, Parcel Number: 95012-16-001 to 009

STIPULATION (As To Tax Year 2007 Actual Value)-

Petitioner(s) CREEKSIDE NORTH PROPERTIES, LLC

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
 Respondent

STATE OF COLORADO
 BOARD OF ASSESSMENT APPEALS
 2008 APR 22 PM 2:32

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2007 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 nine unit commercial condominium office project known as Creekside Plaza located at 3780 North Garfield in Loveland Colorado. The subject was built as a free standing office in 1995 and condominiumized in 2006.
2. The subject property is classified as a Commercial Property.
3. The County Assessor originally assigned the following actual value to the subject properties:

PARCEL NUMBER	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
95012-16-001	\$26,000	\$144,000	\$170,000
95012-16-002	\$42,200	\$227,800	\$270,000
95012-16-003	\$32,500	\$167,500	\$200,000
95012-16-004	\$68,200	\$361,800	\$430,000
95012-16-005	\$6,500	\$45,500	\$52,000
95012-16-006	\$26,000	\$134,000	\$160,000
95012-16-007	\$39,000	\$221,000	\$260,000
95012-16-008	\$35,700	\$204,300	\$240,000
95012-16-009	\$48,700	\$226,300	\$315,000

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

PARCEL NUMBER	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
95012-16-001	\$26,000	\$144,000	\$170,000
95012-16-002	\$42,200	\$227,800	\$270,000
95012-16-003	\$32,500	\$167,500	\$200,000
95012-16-004	\$68,200	\$361,800	\$430,000
95012-16-005	\$6,500	\$45,500	\$52,000
95012-16-006	\$26,000	\$134,000	\$160,000
95012-16-007	\$39,000	\$221,000	\$260,000
95012-16-008	\$35,700	\$204,300	\$240,000
95012-16-009	\$48,700	\$226,300	\$315,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2007.

PARCEL NUMBER	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
95012-16-001	\$26,000	\$110,100	\$136,100
95012-16-002	\$42,200	\$172,300	\$214,500
95012-16-003	\$32,500	\$127,500	\$160,000
95012-16-004	\$68,200	\$276,700	\$344,900
95012-16-005	\$6,500	\$34,300	\$40,800
95012-16-006	\$26,000	\$73,900	\$99,900
95012-16-007	\$39,000	\$124,500	\$163,500
95012-16-008	\$35,700	\$115,100	\$150,800
95012-16-009	\$48,700	\$147,000	\$195,700

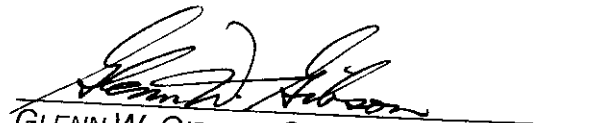
6. The valuations, as established above, shall be binding only with respect to tax year 2007.
7. Brief narrative as to why the reduction was made: After further review of the cost, market, typical income and the owners actual income from the subject property, it was determined that the above adjusted values correctly reflects the market value of the subject proerties as of the June 31,2006 appraisal date.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 28th, 2008 be vacated.

DATED this 26 day of March, 2008



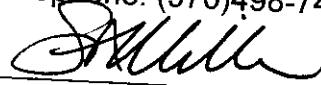
Dariush Bozorgpour
Petitioner(s) Representative

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