

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 52196</p>
<p>Petitioner: HARMONY-MCMURRAY, LLC,</p> <p>v.</p> <p>Respondent: LARIMER COUNTY BOARD OF EQUALIZATION.</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.: R1627040

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$3,950,000

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

ORDER:

Respondent is ordered to reduce the 2009 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 5th day of March 2010.



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.

Melissa Nord
Melissa Nord

Debra A. Baumbach
Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 52196

County Schedule Number: R1627040, Parcel Number: 87314-81-001

STIPULATION (As To Tax Year 2009 Actual Value)-

**HARMONY-MCMURRAY
144 N. Mason Street Unit 4
Fort Collins, CO 80521**

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent**

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2009 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.

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The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as: A good quality structure located on the NE corner of Harmony Rd. and McMurray. There is a mix of tenants including bank, office, restaurant and a hair salon.
2. The subject property is classified as a mixed use property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	1,114,700
Improvements	\$	2,985,200
Total	\$	<u>4,099,900</u>

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

Land	\$	1,114,700
Improvements	\$	2,985,200
Total	\$	<u>4,099,900</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to adjust the 2009 value.

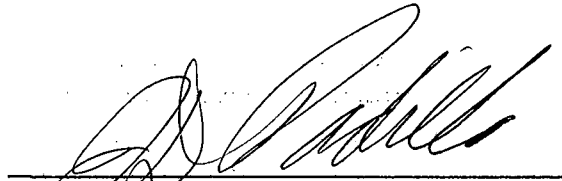
Land	\$	1,114,700
Improvements	\$	2,835,300
Total	\$	<u>3,950,000</u>

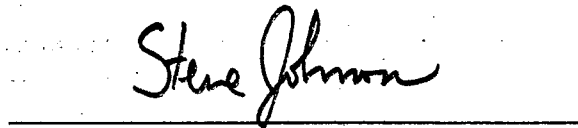
6. The valuations, as established above, shall be binding only with respect to tax year 2009.

7. Brief narrative as to why the reduction was made: The property was physically inspected on Feb.1, 2010 and it was determined that there is approximately 2,192 square feet vacant in the subject property. Income and expense information was submitted by the owner in Feb. 2010. Rent concessions such as free rent were/are being given to keep tenants when leases are/were renegotiated. Some tenants are categorized as "slow pay."

8. Both parties agree that the hearing, scheduled on March 29, 2010 at 8:30 AM, before the Board of Assessment be vacated.

DATED this 3rd day of February 2010



Petitioner(s) Representative

STEVE JOHNSON, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION.

Address:
HARMONY-MCMURRAY, LLC
144 N. Mason St. #4
Fort Collins, CO. 80521

Address:
HARDEN, SCHMIDT, HASS & HAAG PC Larimer County
224 Canyon Avenue Suite 200 Attorney's Office
Post Office Box 1606
Fort Collins, Colorado 80522
Telephone: (970)498-7450



STEVE MILLER
LARIMER COUNTY ASSESSOR

Address:
Post Office Box 1190
Fort Collins, Colorado 80522
Telephone: (970)498-7050

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