

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53927
Petitioner: W2005/FARGO HOTELS (POOLC) REALTY 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.: R1542389

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: \$3,894,000

(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 17th day of June 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

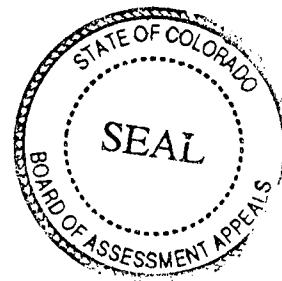
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 53927

County Schedule Number: R1542389, Parcel Number: 86062-71-001

STIPULATION (As To Tax Year 2009 Actual Value)-

W2005/FARGO HOTELS (POOL C) REALTY, LP
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.

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

1. The property subject to this Stipulation is described as: An average quality, limited service hotel constructed in 1998. The legal description of the subject property is : **LOT 1, OAKRIDGE BUSINESS PARK 26TH FIL PUD, FTC.**
2. The subject property is classified as an average quality, hotel.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	664,900
Improvements	\$	<u>3,325,100</u>
Total	\$	3,990,000

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

Land	\$	664,900
Improvements	\$	<u>3,325,100</u>
Total	\$	3,990,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to adjust the 2009 value to **\$3,894,000** for tax year 2009.

Land	\$	664,900
Improvements	\$	3,229,100
Total	\$	<u>3,894,000</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: Further review of the cost, market, income and actual income approaches indicated a lower value for the subject property.


8. Both parties agree that the scheduled hearing scheduled before the Board of Assessment on April 22, 2010 at 8:30AM, be vacated.

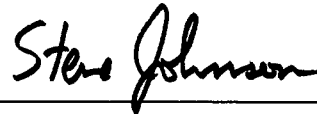
DATED this 12th day of March 2010



Petitioner(s) Representative

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