

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53959
Petitioner: NMC COTTONWOOD LLC ET AL, 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.: R1008072+1

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: \$6,300,000
 (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 16th 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**

2010 MAY 13 PM 1:05

Docket Number(s): 53959
County Schedule Number: R1067524

STIPULATION (As To Tax Year 2009 Actual Value)-

**NMC COTTONWOOD, LLC(.68466) /SHANE TOWER (.31534)
3601 S. COLLEGE AVE.
FORT COLLINS, CO.
%NEW MARK MERRILL COMPANIES
5850 CANOGA AVE. STE 650
WOODLAND HILLS, CA. 91367-6573
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, shopping center containing 41,991 square feet of supermarket area and 33,201 square feet of in-line retail space.
2. The subject property is classified as a Community Shopping Center property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	2,013,340
Improvements	\$	4,927,360
Total	\$	6,940,700

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

Land	\$	2,013,340
Improvements	\$	4,646,760
Total	\$	6,660,100

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to adjust the original the value the subject property to \$6,300,000 for the 2009 tax year.

Land	\$	2,013,340
Improvements	\$	4,286,660
Total	\$	<u>6,300,000</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: After a physical inspection of the property and actual income and expense information which was submitted by the Petitioner, it was determined that the value of the property should be should be reduced for the 2009 tax year.
8. Both parties agree that the hearing scheduled on May 27, 2010 at 8:30 AM, before the Board of Assessment be vacated.

DATED this 4th day of May 2010



Ian James

Petitioner(s) Representative
Thompson Reuters

Address:

1125 17th St. Ste. 1575
Denver, Co. 80202



STEVE JOHNSON, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

Address:

LARIMER COUNTY ATTORNEY'S OFFICE
224 Canyon Avenue Suite 200
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