

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 55482</b></p>
<p>Petitioner: <b>EDM INTERNATIONAL, INC.,</b></p> <p>v.</p> <p>Respondent: <b>LARIMER COUNTY BOARD OF COMMISSIONERS.</b></p>	
<p><b>ORDER ON STIPULATION</b></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.: R1581148**

**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:  
  

**Total Value:            \$1,710,000**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2008 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 22nd day of September 2010.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

\_\_\_\_\_  
Karen E. Hart

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

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

*Cara*

\_\_\_\_\_  
Cara McKeller



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): 55482

County Schedule Number: R1581148, Parcel Number: 87311-64-006

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**STIPULATION (As To Tax Year 2008 Actual Value)-**

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**EDM INTERNATIONAL  
4001 AUTOMATION WAY  
FORT COLLINS, CO**

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,  
Respondent**

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Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2008 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 plus quality office building located at 4001 Automation Way in Fort Collins, Co. The subject property was constructed in 1998 and contains a total of 15,909 square feet.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	480,000
Improvements	\$	<u>1,280,000</u>
Total	\$	1,760,000

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

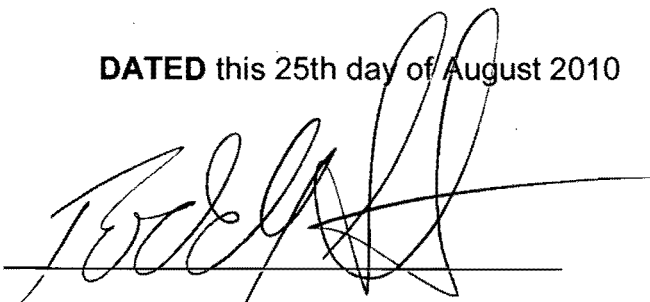
Land	\$	480,000
Improvements	\$	<u>1,280,000</u>
Total	\$	1,760,000

5. After further review and negotiation, the Petitioner(s) and County Board of Commissioners agree to adjust the 2008 value.

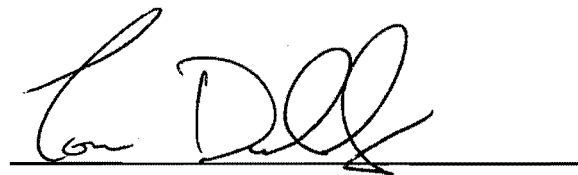
Land	\$	480,000
Improvements	\$	1,230,000
Total	\$	<u>1,710,000</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2008.
7. Brief narrative as to why the reduction was made: The property was physically inspected on March 23, 2010. Income and expense information, including the actual lease, was submitted by the owner's agent. Consideration has been given to the actual income which the property produces as well as the typical income approach. A correlated value of the market, actual income and typical income has been applied, weighting the actual income to the subject property. The cost approach was considered, but not utilized in valuing the subject property.
8. Both parties agree that the hearing, scheduled on September 23rd, 2010 at 8:30 AM, before the Board of Assessment be vacated.

**DATED** this 25th day of August 2010




Petitioner(s) Representative



STEVE JOHNSON, CHAIR OF THE  
LARIMER COUNTY BOARD OF EQUALIZATION

Address:  
STEVENS & ASSOCIATES  
9800 PYRAMID CT., SUITE 220  
ENGLEWOOD, CO 80112

Address:  
LARIMER COUNTY ATTORNEY  
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