

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56067
Petitioner: BK FORT COLLINS,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.: R1063529
 Category: Valuation Property Type: Industrial

2. Petitioner is protesting the 2010 actual value of the subject property.

3. The parties agreed that the 2010 actual value of the subject property should be reduced to:
 Total Value: \$960,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2010 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 11th day of March 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

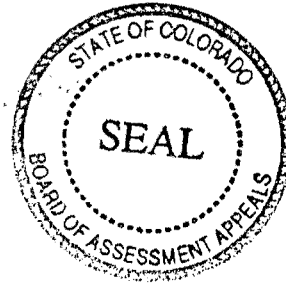
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Docket Number(s): 56067
County Schedule Number : R1063529

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STIPULATION (As To Tax Year 2010 Actual Value)-

BK Fort Collins, LLC

|
vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2010 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 fair quality Warehouse/Mfg property. The building is 19,840 square feet and is metal frame construction.

2. The subject property is classified as a Commercial property.

3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	270,300
Improvements	\$	<u>741,400</u>
Total	\$	1,011,700

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

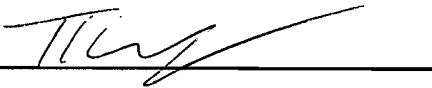
Land	\$	270,300
Improvements	\$	<u>741,400</u>
Total	\$	1,011,700

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2010.

Land	\$	270,300
Improvements	\$	<u>689,700</u>
Total	\$	960,000

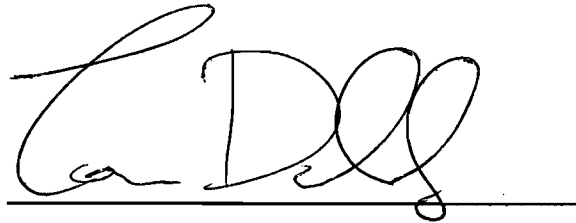
6. The valuations, as established above, shall be binding only with respect to tax year 2010.
7. Brief narrative as to why the reduction was made: This property has higher vacancy and lower rents than is typical for this area. The building is very old and run down.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 8th, 2011 be vacated.

DATED this 23rd day of February 2011



Petitioner(s) Representative
Tom Keys
Elite Property Services

Address:
6000 E Evans Ave., Ste. 1-426
Denver, Colorado 80222



TOM DONNELLY, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

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