

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 57994</b>
Petitioner: <b>CENTENNIAL BANK OF THE WEST,</b>  v.  Respondent: <b>LARIMER COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R1242024**

**Category: Valuation      Property Type: Commercial Real**

2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

**Total Value:            \$1,700,000**

**(Reference Attached Stipulation)**

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2011 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 18th day of January 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

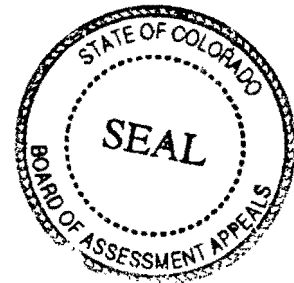
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

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

*CM*

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



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2012 JAN 17 PM 1:45

Docket Number(s): 57994  
County Schedule Number : R1242024

---

**STIPULATION (As To Tax Year 2011 Actual Value)**

---

Centennial Bank of the West a.k.a. Guaranty Bank & Trust  
vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,**  
Respondent

---

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2011 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:  
Legal: TR A, RYAN GULCH 1ST ADD, LOV; LESS 99057870 (ROW),  
2001088352 (ROW)
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	\$	784,800
Improvements	\$	<u>1,515,200</u>
Total	\$	2,300,000

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


Land	\$	784,800
Improvements	\$	<u>1,515,200</u>
Total	\$	2,300,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2011.

Land	\$	784,800
Improvements	\$	<u>915,200</u>
Total	\$	1,700,000

6. The valuations, as established above, shall be binding only with respect to tax year 2011.
7. Brief narrative as to why the reduction was made: After review of owners actual income submitted, and review of the market approach, the value was reduced to \$1,700,000 for 2011 due to the high vacancy.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 01/26/2012 be vacated.

**DATED** this 14th day of December 2011



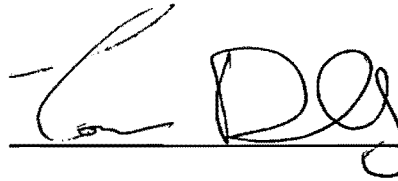
Kendra L. Goldstein, Esq.  
Petitioner(s) Representative

Address:

950 S. Cherry St, Suite 320

Denver, CO 80246

(303)757-8865



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