

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58257
Petitioner: BANK OF CHOICE COLORADO, 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.: R1638995

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: \$301,840
 (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 November 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

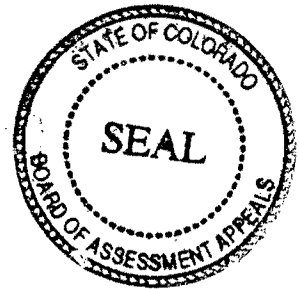
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Docket Number(s): 58257
County Schedule Number : R1638995

2011 NOV -8 PM 12: 18

STIPULATION (As To Tax Year 2011 Actual Value)

Bank of Choice Colorado
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: OUTLOT A, WINTERGREEN SECOND SUB, LOV (20050109984)

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	\$	392,040
Improvements	\$	0
Total	\$	<u>392,040</u>

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

Land	\$	392,040
Improvements	\$	0
Total	\$	<u>392,040</u>

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	\$	301,840
Improvements	\$	0
Total	\$	<u>301,840</u>

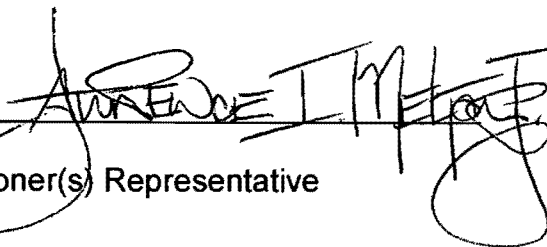
6. The valuations, as established above, shall be binding only with respect to tax year 2011.

7. Brief narrative as to why the reduction was made:

Since purchase of parcel, in 2009, City of Loveland put \$90,200 fee for infrastructure cost recovery on parcel. Anyone replatting to build has to pay this fee to developer prior to any building permits being issued.

8. Both parties agree that the hearing not yet scheduled before the Board of Assessment Appeals on be vacated.

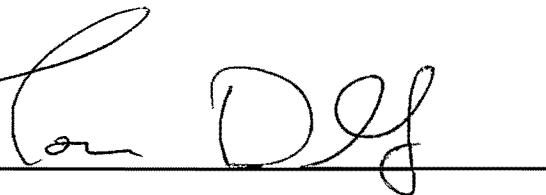
DATED this 21st day of October 2011



Petitioner(s) Representative

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TOM DONNELLY, CHAIR OF THE
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