

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 59086</b>
Petitioner: <b>BRIDGER DEVELOPMENT COMPANY LLC,</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.: R1575660**

**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:            \$1,400,000**

(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 16th day of March 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*

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Debra A. Baumbach

*CJK*

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



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

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Docket Number(s): 59086  
County Schedule Number : R1575660

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

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BRIDGER DEVELOPMENT COMPANY LLC  
vs.  
**LARIMER COUNTY BOARD OF EQUALIZATION,**  
Respondent

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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: LOT 1 BLK 1, MCWHINNEY 10TH SUB, LOV
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	\$	1,043,300
Improvements	\$	<u>1,456,700</u>
Total	\$	2,500,000

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

Land	\$	1,043,300
Improvements	\$	<u>656,700</u>
Total	\$	1,700,000

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

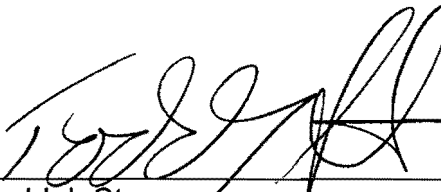
Land	\$	1,043,300
Improvements	\$	356,700
Total	\$	<u>1,400,000</u>

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: After review of owners actual income submitted, and review of the market approach, the value was reduced to \$1,400,000 for 2011 due to high vacancy.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 03/26/2012 be vacated.

**DATED** this 21st day of February 2012

  
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Todd J. Stevens  
Petitioner(s) Representative

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