

ORDER:

Respondent is ordered to reduce the 2012 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 July 2013.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

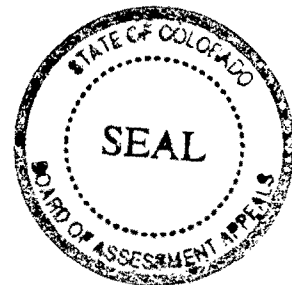
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 61652
County Schedule Number : R1401513/R1401521

STATE OF COLORADO
BO OF ASSESSMENT APPEALS
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STIPULATION (As To Tax Year 2012 Actual Value)

BOARDWALK CROSSING LP
vs.
LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2012 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 and LOT 2, BOARDWALK CROSSING, FIL 2, FTC**
2. The subject property is classified as a Commercial property.
3. The County Assessor originally assigned the following actual value to the subject property:

R1401513:		
Land	\$	344,900
Improvements	\$	1,055,100
Total	\$	<u>1,400,000</u>
R1401521:		
Land	\$	238,260
Improvements	\$	0
Total	\$	<u>238,260</u>

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

R1401513:		
Land	\$	344,900
Improvements	\$	1,055,100
Total	\$	<u>1 400 000</u>
R1401521:		
Land	\$	238,260
Improvements	\$	0
Total	\$	<u>238,260</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2012.

R140513:		
Land	\$	344,900
Improvements	\$	955,100
Total	\$	<u>1,300,000</u>

R1401521:		
Land	\$	238,260
Improvements	\$	<u>0</u>
Total	\$	238,260

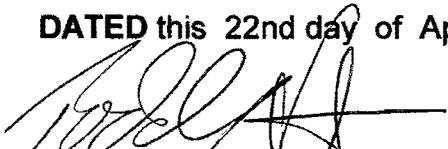
6. The valuations, as established above, shall be binding only with respect to tax year 2012.

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

Physical inspection and further review of the cost, market and income approaches; owner submitted actual income information within the base year period; stipulated value considers the actual income approach as well as the market and economic income approaches. There is no change in the 2012 value to the vacant land parcel-R1401521.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 06/10/2013 be vacated.

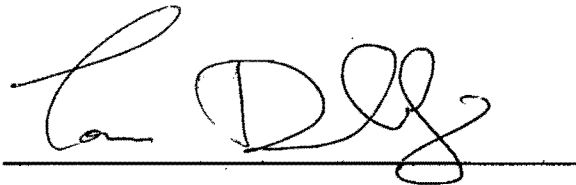
DATED this 22nd day of April 2013



Docket # 61652 May 21st, 2013
Petitioner(s) Representative

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