

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 62563</b>
Petitioner: <b>LAS VEGAS PROCYON VENTURES 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.: R1631760**

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

2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

**Total Value:            \$1,200,000**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2013 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 27th day of December 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

*[Signature]*  
\_\_\_\_\_  
Cara McKeller



# BOARD OF ASSESSMENT APPEALS

## STATE OF COLORADO

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

Docket Number(s): 62563

County Schedule Number : R1631760

2013 DEC 23 AM 9:28

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### STIPULATION (As To Tax Year 2013 Actual Value)

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LAS VEGAS PROCYON VENTURES 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, FORT COLLINS INDUSTRIAL PARK 1ST FIL, AMD LOTS 54, 55, & 56 (20040098839)
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	\$	189,063
Improvements	\$	1,268,937
Total	\$	<u>1,458,000</u>

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

Land	\$	189,063
Improvements	\$	1,090,937
Total	\$	<u>1,280,000</u>

5. After further review with receiving actual income information, and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2013.

Land	\$	189,063
Improvements	\$	1,010,937
Total	\$	<u>1,200,000</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2013.
7. Brief narrative as to why the reduction was made: Income was weighted utilizing typical and actual income/expense statements for a value of \$1,165,300. This was reconciled with the market approach (\$1,258,200) for a total value of \$1,200,000
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 2/11/2014 be vacated.

**DATED** this 5th day of November, 2013



Petitioner(s) Representative  
David Johnson for  
Joseph Sansone Company

Address:

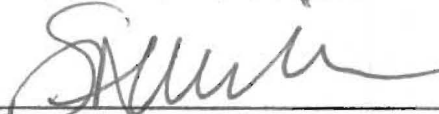
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