

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 62575</b>
Petitioner: <b>SWVP FORT COLLINS, 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.: R1192221**

**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:            \$8,377,700**

(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 19th day of March 2014.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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

*Debra A. Baumbach*

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

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

*CM*

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



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

Docket Number(s): 62575  
County Schedule Number : R1192221

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

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SWVP FORT COLLINS LLC  
vs.  
**BOARD OF ASSESSMENT APPEALS**  
Respondent

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Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2013 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: PT LOT 3, STRACHAN SUB, 3RD, FTC, DESC:.....
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	\$	1,960,200
Improvements	\$	6,639,800
Total	\$	8,600,000

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

Land	\$	1,960,200
Improvements	\$	6,639,800
Total	\$	8,600,000

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

Land	\$	1,960,200
Improvements	\$	6,417,500
Total	\$	8,377,700

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:

Agent for the petitioner sent additional information of actual income/expense statements after CBOE 2013. The agent, nor the petitioner, attended the CBOE 2013 hearing. Since additional information was submitted, both actual and typical income were considered and adjustments were made. Market was considered, but due to lack of sales information, was deemed unreliable. Subject property was valued closer to the income stream.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 3/18/2014 be vacated.

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

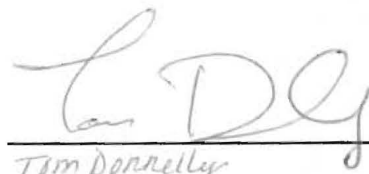


Petitioner(s) Representative

Jodi Sullivan  
Duff and Phelps

Address:

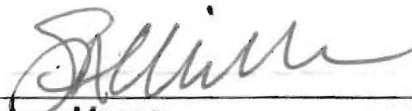
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