

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63231
Petitioner: FRONT RANGE ACQUISITIONS LLC, 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.: R1645724

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: \$9,500,000
 (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 24th day of February 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.

Cara McKeller

Cara McKeller



Bayer-Front Range Village

BOARD OF ASSESSMENT APPEALS

STATE OF COLORADO

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Docket Number(s): 63231

County Schedule Number : R1645724

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

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2014 APR 21

AM 2:20 *[Signature]*

STIPULATION (As To Tax Year 2013 Actual Value)

FRONT RANGE ACQUISITIONS, LLC

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,

Respondent

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: **LOT 13, FRONT RANGE VILLAGE RPLT, 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:

Land	\$	1,902,400
Improvements	\$	7,754,500
Total	\$	<u>9,656,900</u>

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

Land	\$	1,902,400
Improvements	\$	7,754,500
Total	\$	<u>9,656,900</u>

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	\$	1,902,400
Improvements	\$	7,597,600
Total	\$	<u>9,500,000</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:

Rent roll in the time period submitted by agent; further review of market, typical income and actual income indicated a lower value for the subject property. There is unfinished, core and shell area on the second floor. Exact square footage of unfinished area not provided by agent. Correlated market, income and actual income approaches to value for 2013.

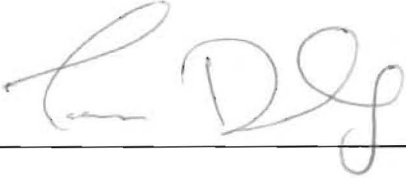
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 03/31/2014 be vacated.

DATED this 18th day of March 2014



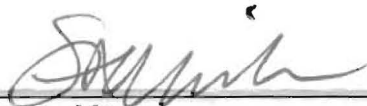
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