

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 65917
Petitioner: JACOBS CONDO 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.: R1642089

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2015 actual value of the subject property.
3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$675,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

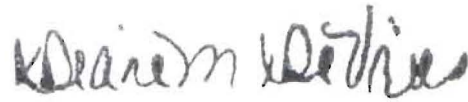
ORDER:

Respondent is ordered to reduce the 2015 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 20th day of November 2015.

BOARD OF ASSESSMENT APPEALS



Diane M. DeVries



Debra A. Baumbach

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



Tisha Luna



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2015 NOV 19 PM 3: 35

Docket Number(s): 65917
County Schedule Number : 1642089

STIPULATION (As To Tax Year 2015 Actual Value)

JACOBS CONDO LLC

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2015 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:

**CONDO UNIT 202, 1927 WILMINGTON CONDO ASSOC AT HARMONY
VILLAGE OFFICE PARK, 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	\$	103,400
Improvements	\$	616,600
Total	\$	<u>720,000</u>

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

Land	\$	103,400
Improvements	\$	616,600
Total	\$	<u>720,000</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2015.

Land	\$	103,400
Improvements	\$	571,600
Total	\$	<u>675,000</u>

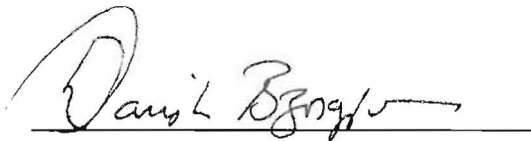
6. The valuations, as established above, shall be binding only with respect to tax year 2015.

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

Further analysis of the income approach and additional information received regarding this office park which is experiencing vacancy issues and leasing out the vacant units. More emphasis has been placed on the income approach.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 01/19/2016 be vacated.


DATED this 12th day of October 2015



Petitioner(s) Representative

Address:

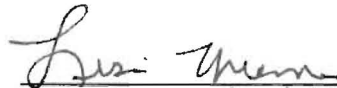
Property Tax Advisors
3090 S. Jamaica Ct. Ste. 204
Aurora, CO. 80014



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