

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 65922</b>
Petitioner: <b>OAKRIDGE INNOVATION, LLLP</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.: R1601312**

**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:            \$1,800,000**

(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*

\_\_\_\_\_  
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.

*Tisha Luna*

\_\_\_\_\_  
Tisha Luna



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

Docket Number(s): 65922  
County Schedule Number : R1601312

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**STIPULATION (As To Tax Year 2015 Actual Value)**

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OAKRIDGE INNOVATION LLP  
vs.  
LARIMER COUNTY BOARD OF EQUALIZATION,  
Respondent

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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: **BLDG ENV 1, LOT 1, OAKRIDGE BUSINESS PARK 32<sup>nd</sup> FILING 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	\$	252,100
Improvements	\$	1,592,900
Total	\$	1,845,000

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

Land	\$	252,100
Improvements	\$	1,592,900
Total	\$	1,845,000

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	\$	252,100
Improvements	\$	1,547,900
Total	\$	1,800,000

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 physical inspection on September 23, 2015 indicated that there is one tenant F&W Media occupying approximately one half of the building. The half is vacant. This building has experienced long term vacancy since 2011. The income approach has been weighted in determining new 2015 value.

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

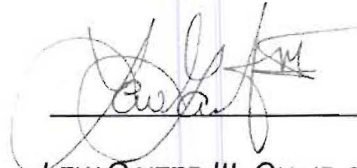
**DATED** this 12th day of October 2015



Petitioner(s) Representative

Address:

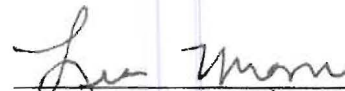
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STEVE MILLER by Lisa Thieme, Deputy  
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