BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 66301		
Petitioner: SAMPSON PARTNERSHIP -			
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.: R1579100 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: \$1,270,700

(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 16th day of February 2016.

#### **BOARD OF ASSESSMENT APPEALS**

Diane M. De Vries Diane M. De Vries Diane M. De Vries

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.

the

Tisha Luna



# BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

Docket Number(s):66301 County Schedule Number : R1579100 STATE OF COLORADO BD OF ASSESSMENT APPEALS

2016 FEB 12 AM 9: 18

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

SAMPSON PARTNERSHIP vs.

# LARIMER COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the <u>2015</u> 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: LOT 2, LEACH MRD 97-EX1127, LOVELAND
- 2. The subject property is classified as a <u>Mixed-use</u> property.
- 3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$ 348,400
Improvements	\$ 1,019,000
Total	\$ 1,367,400

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

Land	\$ 348,400
Improvements	\$ 1,019,000
Total	\$ 1,367,400

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

Land	\$ 114,300
Improvements	\$ 1,156,400
Total	\$ 1,270,700

- 6. The valuations, as established above, shall be binding only with respect to tax year <u>2015</u>.
- 7. Brief narrative as to why the reduction was made:

The value was adjusted due to the fact that the improvement was misclassified, and the excess land was too small. The building is 22,000 square feet which was classified fully commercial, but 2,000 square feet is residential. The building now has the correct square feet for the commercial and residential. The results mean a lower tax rate for the improvement. The excess land was off by three acres, this change resulted in a lower land value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on <u>02/09/2016</u> be vacated.

DATED this 6th day of January 2016

Petitioner(s) Representative Joseph C. Sansone Co. Attn: David S. Johnson

Address: <u>18040 Edison Avenue</u> Chesterfield MO 63005

TOM DONNELLY, CHAIR OF THE LARIMER COUNTY BOARD OF EQUALIZATION

Address: LARIMER COUNTY ATTORNEY 224 Canyon Avenue Suite 200 Post Office Box 1606 Fort Collins, Colorado 80522 Telephone: (970)498-7450

Deputy

STEVE MILLER by LISA LARIMER COUNTY ASSESSOR

Address: Post Office Box 1190 Fort Collins, Colorado 80522 Telephone: (970)498-7050