

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69709
Petitioner: BROADSTONE FC COLORADO LLC - v. Respondent: LARIMER COUNTY BOARD OF COUNTY COMMISSIONERS	
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.: R1652571
 Category: Abatement Appeal 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: \$13,100,000
 (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 10th day of November 2016.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

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

Debra A. Baumbach

Debra A. Baumbach

G. Katardzic

Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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Docket Number(s): 69709
County Schedule Number : R1652571

STIPULATION (As To Tax Year 2015 Actual Value)

BROADSTONE FC COLORADO LLC
vs.

LARIMER COUNTY BOARD OF COUNTY COMMISSIONERS,
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: LOT 3, IRON HORSE FILING TWO, JSTN (20120033427)
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	\$	2,591,800
Improvements	\$	<u>16,408,200</u>
Total	\$	19,000,000

4. After a petition for abatement hearing with the Board of County Commissioners, the Board of Commissioners valued the subject property as follows:

Land	\$	2,591,800
Improvements	\$	<u>12,408,200</u>
Total	\$	15,000,000

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

Land	\$	2,591,800
Improvements	\$	10,508,200
Total	\$	<u>13,100,000</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: After review of the market and typical income approach to value, the value was reduced to \$13,100,000 for 2015.
8. Both parties agree that the hearing before the Board of Assessment Appeals be vacated.

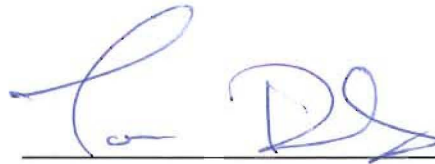
DATED this 6th day of October 2016



Jodi Sullivan
Petitioner(s) Representative

Address:

Duff & Phelps, LLC.
1200 17th Street, Suite 990
Denver, CO 80202
(303)749-9025

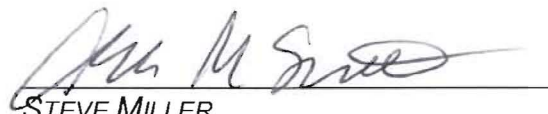


TOM DONNELLY CHAIR OF THE
LARIMER COUNTY BOARD OF COMMISSIONERS

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