

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69861
Petitioner: WATERBURY ORCHARDS 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.: R1652597+8
 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: \$12,500,000
 (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 4th day of April 2017.

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

Gordana Katardzic

Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

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Docket Number(s): 69861

County Schedule Number: 1652597+8, Parcel Number: 95013-48-002

STIPULATION (As To Tax Year 2015 Actual Value)-

**WATERBURY ORCHARDS LLC
1801 OAKLAND BLVD STE 310
WALNUT CREEK, CA 94596**

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: The Orchards Shopping Center, which is located in Loveland Colorado and is made up of nine separate parcels.
2. The subject property is classified as a Shopping Center property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	3,710,800
Improvements	\$	<u>9,095,200</u>
Total	\$	12,806,000

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

Land	\$	3,710,800
Improvements	\$	<u>9,095,200</u>
Total	\$	12,806,000

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	\$	3,710,800
Improvements	\$	8,789,200
Total	\$	<u>12,500,000</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 a physical inspection was made of the property, the cost, market and income approaches to value were reviewed, it was determined that an adjustment is warranted.
8. Both parties agree that the hearing scheduled before the Board of Assessment be vacated.

DATED this 3rd day of March 2017



Jodi Sullivan
Petitioner(s) Representative

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