

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 70651
Petitioner: CRAIG REALTY GROUP-LOVELAND, 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.: R1372351+3
 Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value: \$14,500,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2017 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 7th day of March 2018.

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.

Christine Fontenot

Christine Fontenot



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 70651
County Schedule Number R1372351

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2018 JAN 23 PM 3:04

STIPULATION (As To Tax Year 2017 Actual Value)

CRAIG REALTY GROUP-LOVELAND LLC

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2017 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 1, BLK 1, MCWHINNEY ADD, LOV
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	\$	3,613,000
Improvements	\$	<u>6,387,000</u>
Total	\$	10,000,000

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

Land	\$	3,613,000
Improvements	\$	<u>4,887,000</u>
Total	\$	8,500,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2017.

Land	\$	3,613,000
Improvements	\$	<u>4,887,000</u>
Total	\$	8,500,000

6. The valuations, as established above, shall be binding only with respect to tax year 2017.
7. Brief narrative as to why the reduction was not made: After review of the owners actual income information, the value is appropriate.
8. Both parties agree that the hearing before the Board of Assessment Appeals on February 23rd, 2018 be vacated.

DATED this 9th day of January 2018



Travis Stuard
Petitioner(s) Representative

Address:

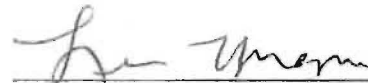
Duff & Phelps, LLC
1200 17th Street, Suite 990
Denver, CO 80202
(303)749-9034



STEVE JOHNSON CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Docket Number(s): 70651
County Schedule Number : R1429230

2018 JAN 23 PM 3: 02

STIPULATION (As To Tax Year 2017 Actual Value)

CRAIG REALTY GROUP-LOVELAND LLC

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2017 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 1, BLK 1, MCWHINNEY FIRST SUB, AMNDED PLAT NO 1, LOV
(20160024629)
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	\$	667,400
Improvements	\$	<u>3,232,600</u>
Total	\$	3,900,000

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

Land	\$	667,400
Improvements	\$	<u>2,332,500</u>
Total	\$	2,999,900

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2017.

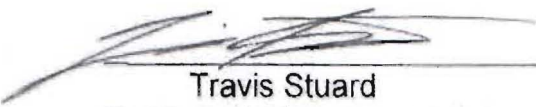
Land	\$	667,400
Improvements	\$	1,732,100
Total	\$	<u>2,399,500</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2017.

7. Brief narrative as to why the reduction was made: After review of the owners actual market, the value was reduced.

8. Both parties agree that the hearing before the Board of Assessment Appeals on February 23rd, 2018 be vacated.

DATED this 9th day of January 2018

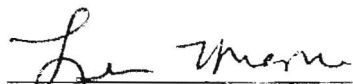


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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Docket Number(s): 70651
County Schedule Number : R1443097

2018 JAN 23 PM 3:05

STIPULATION (As To Tax Year 2017 Actual Value)

CRAIG REALTY GROUP-LOVELAND LLC

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2017 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: TR A, MCWHINNEY 2ND SUB, LOV
2. The subject property is classified as a Commercial Vacant Land property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	500
Improvements	\$	<u>0</u>
Total	\$	500

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

Land	\$	500
Improvements	\$	<u>0</u>
Total	\$	500

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2017.

Land	\$	500
Improvements	\$	0
Total	\$	<u>500</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2017.

7. Brief narrative as to why the reduction was not made: After review of the owners actual income information, the value is appropriate. **(Note: This is a a Ditch)**

8. Both parties agree that the hearing before the Board of Assessment Appeals on February 23rd, 2018 be vacated.

DATED this 9th day of January 2018



Travis Stuard
Petitioner(s) Representative

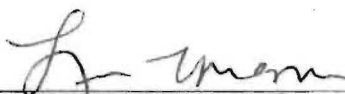
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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Docket Number(s): 70651
County Schedule Number : R1481177

2018 JAN 23 PM 3:05

STIPULATION (As To Tax Year 2017 Actual Value)

CRAIG REALTY GROUP-LOVELAND LLC
vs.
LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2017 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 1, BLK 1, MCWHINNEY FOURTH SUB, AMENDED #1, LOV
(20160031457)
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	\$	3,325,000
Improvements	\$	<u>775,000</u>
Total	\$	4,100,000

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


Land	\$	3,325,000
Improvements	\$	<u>275,000</u>
Total	\$	3,600,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2017.

Land	\$	3,325,000
Improvements	\$	275,000
Total	\$	<u>3,600,000</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2017.
7. Brief narrative as to why the reduction was not made: After review of the owners actual income information, the value is appropriate.
8. Both parties agree that the hearing before the Board of Assessment Appeals on February 23rd, 2018 be vacated.

DATED this 9th day of January 2018


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