BOARD OF ASSESSMENT APPEALS,	Docket No.: 70876
STATE OF COLORADO	
1313 Sherman Street, Room 315	
Denver, Colorado 80203	
Petitioner:	
JOHNSTOWN PLAZA LLC	
v.	
Respondent:	
LARIMER COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into Stipulations, which have been approved by the Board of Assessment Appeals. Copies of the Stipulations are attached and incorporated as a part of this Order on Stipulation.

#### **FINDINGS OF FACT AND CONCLUSIONS:**

1. The subject properties are described as follows:

County Schedule No.:

R1660762

Appeal Category:

Valuation

Current Classification:

Commercial Vacant Land

County Schedule No.:

R1660187

Appeal Category:

Valuation

Current Classification:

Commercial Vacant Land

County Schedule No.:

R1660188

Appeal Category:

Valuation

Current Classification:

Commercial

County Schedule No.:

R1660189

Appeal Category:

Valuation

Current Classification:

Commercial

County Schedule No.:

R1660192 Valuation

Appeal Category: Current Classification:

Commercial

County Schedule No.:

R1660194

Appeal Category:

Valuation Commercial

Current Classification:

County Schedule No.: Appeal Category:

R1660196 Valuation

Current Classification:

Commercial Vacant Land

County Schedule No.:

R1660197

Appeal Category:

Valuation

Current Classification:

Commercial Vacant Land

- 2. Petitioner is protesting the 2017 actual value of all of the subject properties and also the 2017 classification for Schedule R1660762.
- 3. The parties agreed that the 2017 classification and actual value of the subject properties should be as follows:

Classification:

Commercial Vacant Land for Schedules R1660197,

R1660196, and R1660187

Commercial for Schedules R1660188, R1660189,

R1660192, and R1660194

Agricultural for Schedule R1660762

Actual Value:

Total Actual Value for all of the

Schedules of \$6,684,778

(Reference the attached Stipulations)

4. The Board concurs with the Stipulations.

#### **ORDER:**

Respondent is ordered to change the 2017 classification of Schedule R1660762 to agricultural.

Respondent is ordered to change the 2017 actual value of the subject properties as set forth above.

The Larimer County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 30 day of January, 2018.

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

Dearen Willies

Diane M. DeVries

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

Christine Fontenot

# STATE OF COLORADO

Docket Number(s): 70876 County Schedule Number : F	R1660197		2018 JAN 1	9 AM 9: 58
STIPULATION (As To Tax )	/ear <u>2017</u> Actua	l Valu	e)	
JOHNSTOWN PLAZA LLC vs.  LARIMER COUNTY BOARD OF E Respondent	EQUALIZATION,			
Petitioner(s) and Responder valuation of the subject propagates to enter	perty. Petitioner(	s) and	Respondent jointly mo	
The Petitioner(s)	and Respond	ent a	gree and stipulate	as follows:
The property subjection  Legal: LOT 4, BLA			described as: 4, JSTN (20160007747)	
2. The subject prope	erty is classified a	s a	Commercial Vacant Lar	nd property.
<ol><li>The County Ass subject property:</li></ol>	essor originally	assigi	ned the following actua	al value to the
	Land Improvements Total	\$ \$ 	728,000 0 728,000	
After a timely app valued the subject.			alization, the Board of E	Equalization
	Land	\$	728,000	
	Improvements Total	\$ 	728,000	

Land	\$ 463,400
Improvements	\$ 0
Total	\$ 463,400

- 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 to \$463,400.
- 8. Both parties agree that the hearing before the Board of Assessment Appeals on January 19th, 2018 be vacated.

DATED this 22nd day of December 2017

William F. Garcia, Esq. Petitioner(s) Representative

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LARIMER COUNTY ATTORNEY 224 Canyon Avenue Suite 200

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LARIMER COUNTY BOARD OF EQUALIZATION

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Deputy LARIMER COUNTY ASSESSOR

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### BOARD OF ASSESSMENT APPEALS

ON ASSESSMENT AFFE

Docket Number(s): 70876 County Schedule Number : R1660196	zene DAN 19	AM 9: 58
STIPULATION (As To Tax Year 2017 Actual Value)		
JOHNSTOWN PLAZA LLC		
VS.		
LARIMER COUNTY BOARD OF EQUALIZATION,		
Respondent		

Petitioner(s) and Respondent hereby enter into this stipulation regarding the <u>2017</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: Legal: LOT 3, BLK 2, 2534 FILING NO 14, JSTN (20160007747)
- 2. The subject property is classified as a <u>Commercial Vacant Land</u> property.
- 3. The County Assessor originally assigned the following actual value to the subject property:

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

Land	\$ 1,770,000
Improvements	\$ 0
Total	\$ 1,770,000

Land	\$ 1,315,000
Improvements	\$ 0
Total	\$ 1,315,000

- The valuations, as established above, shall be binding only with respect to tax year <u>2017</u>.
- 7. Brief narrative as to why the inrease was made: After review of the owners actual market, the value was decreased to \$1,315,000.
- 8. Both parties agree that the hearing before the Board of Assessment Appeals on January 19th, 2018 be vacated.

DATED this 22nd day of December 2017

William F	. G	arcia,	Esq.
Petitioner(s	R	enres	entative

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# STATE OF COLORADO

	umber(s): <u>70876</u> chedule Number : R1660187			2018 JAN 19	AM 9:58
STIPULA	TION (As To Tax Year <u>2017</u> Actua	Valu	ıe)		
vs.	OWN PLAZA LLC  COUNTY BOARD OF EQUALIZATION, ent				
valuation	(s) and Respondent hereby enter in of the subject property. Petitioner( ent Appeals to enter its order based	s) an	d Respondent jo		
Th	ne Petitioner(s) and Respond	ent a	agree and sti	pulate as fo	llows:
1.	The property subject to this Stipula Legal: LOT 2, BLK 3, 2534 FILING			0007746)	
2.	The subject property is classified a	sa_	Commercial Va	acant Land p	oroperty.
3.	The County Assessor originally subject property:	assig	ned the follow	ing actual val	lue to the
	Land Improvements Total	\$ 5	728,000 0 728,000		
4.	After a timely appeal to the Board valued the subject property as follows:		ualization, the B	oard of Equali	zation
•	Land Improvements Total	\$ \$_	728,000 0 728,000		

Land	\$ 463,400
Improvements	\$ 0
Total	\$ 463,400

- 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 to \$463,400.
- 8. Both parties agree that the hearing before the Board of Assessment Appeals on January 19th, 2018 be vacated.

DATED this 22nd day of December 2017

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### STATE OF COLORADO

	umber(s): <u>70876</u> chedule Number : R	1660188			2018 JAN 19	AM 9: 58
STIPULA	TION (As To Tax Y	ear <u>2017</u> Actual	Valu	e)		
vs.	OWN PLAZA LLC COUNTY BOARD OF E	QUALIZATION,				
valuation	(s) and Respondent of the subject prope ent Appeals to enter	erty. Petitioner(s	s) and	l Respondent j		
Th	ne Petitioner(s) a	and Responde	ent a	gree and sti	pulate as 1	follows:
1.	The property subje Legal: LOT 3, BLK				0007746)	
2.	The subject proper	ty is classified as	s a	Commercial	_property.	
3.	The County Asse subject property:	ssor originally	assigr	ned the follow	ring actual v	alue to the
		Land Improvements Total	\$ \$	315,000 762,500 1,077,500		
4.	After a timely apper valued the subject			ualization, the E	Board of Equa	alization
*		Land Improvements Total	\$ \$	315,000 762,500 1,077,500		

Land	\$ 200,200
Improvements	\$ 762,500
Total	\$ 962,700

- 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 on the land portion, it was reduced to \$200,200 or \$962,700 total...
- 8. Both parties agree that the hearing before the Board of Assessment Appeals on January 19th, 2018 be vacated.

DATED this 22nd day of December 2017

William F. Garcia, Esq. Petitioner(s) Representative

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LARIMER COUNTY BOARD OF EQUALIZATION

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### BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

BO OF ASSESSMENT APPLA

Docket Number(s): 70876 County Schedule Number : R1660189	AM 9:5
STIPULATION (As To Tax Year <u>2017</u> Actual Value)	
JOHNSTOWN PLAZA LLC vs.  LARIMER COUNTY BOARD OF EQUALIZATION, Respondent	
Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2017 to valuation of the subject property. Petitioner(s) and Respondent jointly move the Beassessment Appeals to enter its order based on this Stipulation.	•
The Petitioner(s) and Respondent agree and stipulate as follo	ws:
<ol> <li>The property subject to this Stipulation is described as: Legal: LOT 4, BLK 3, 2534 FILING NO 13, JSTN (20160007746)</li> </ol>	
The subject property is classified as a <u>Commercial</u> property.	
<ol> <li>The County Assessor originally assigned the following actual value subject property:</li> </ol>	to the
Land \$ 458,000 Improvements \$ 1,216,900 Total \$ 1,674,900	

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

> Land \$ 458,000 Improvements \$ 1,216,900 Total \$ 1,674,900

Land	\$ 291,700
Improvements	\$ 1,216,900
Total	\$ 1,508,600

- The valuations, as established above, shall be binding only with respect to tax year <u>2017</u>.
- 7. Brief narrative as to why the reduction was made: After review of the owners actual market on the land portion, it was reduced to \$291,700 or \$1,508,600 total.
- Both parties agree that the hearing before the Board of Assessment Appeals on <u>January 19th</u>, <u>2018</u> be vacated.

DATED this 22nd day of December 2017

William F. Garcia, Esq. Petitioner(s) Representative

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### BOARD OF ASSESSMENT APPEALS STATE OF COLORADO



Docket Number(s): 70876 County Schedule Number : R1660192		2010 JAN 19 AM 9:	5
STIPULATION (As To Tax Year <u>2017</u> Actual Value)			
JOHNSTOWN PLAZA LLC	*		
VS.			
LARIMER COUNTY BOARD OF EQUALIZATION, Respondent			

Petitioner(s) and Respondent hereby enter into this stipulation regarding the <u>2017</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:

- The property subject to this Stipulation is described as: Legal: LOT 8, BLK 3, 2534 FILING NO 13, JSTN (20160007746)
- 2. The subject property is classified as a Commercial property.
- The County Assessor originally assigned the following actual value to the subject property:

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

Land	\$ 906,000
Improvements	\$ 251,400
Total	\$ 1,157,400

Land	\$ 576,500
Improvements	\$ 251,400
Total	\$ 827,900

- 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 on the land portion, it was reduced to \$576,500 or \$827,900 total.
- 8. Both parties agree that the hearing before the Board of Assessment Appeals on January 19th, 2018 be vacated.

DATED this 22nd day of December 2017

Garcia, Esq. Petitioner(s) Representative

LEW GAITER CHAIR OF THE

LARIMER COUNTY BOARD OF EQUALIZATION

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## BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

	umber(s): <u>70876</u> chedule Number : R	1660194			2018 JAN 19	AM 9: 5	8
STIPULA	ATION (As To Tax Y	ear <u>2017</u> Actual	Valu	e)			_
VS.	OWN PLAZA LLC County Board of E	QUALIZATION,					
valuation	r(s) and Responden of the subject prop nent Appeals to ente	erty. Petitioner(s	s) and	Respondent	jointly move		
Ti	he Petitioner(s)	and Responde	ent a	gree and s	tipulate as	follows	<b>&gt;</b> :
1.	The property subje	The state of the s					
2.	The subject proper	ty is classified as	s a	Commercial	property.		
3.	The County Assessible subject property:	essor originally	assigi	ned the follo	wing actual	value to	the
		Land Improvements Total	\$ \$	582,000 772,200 1,354,200			
4.	After a timely apper valued the subject			ualization; the	Board of Equ	ualization	
9		Land Improvements Total	\$ \$	582,000 772,200 1.354,200			

Land	\$ 370,200
Improvements	\$ 772,200
Total	\$ 1,142,400

- 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 on the land portion, it was reduced to \$370,200 or \$1,142,400 total.
- 8. Both parties agree that the hearing before the Board of Assessment Appeals on January 19th, 2018 be vacated.

DATED this 22nd day of December 2017

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Petitioner(s) Representative

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## BOARD OF ASSESSMENT APPEALS STATE OF COLORADO BO OF ASSESSMENT APPEALS

Docket Number(s): <u>70876</u> County Schedule Number : R1660762			2018 JAN 19 AM 9: 58
STIPULATION (As To Tax Y	ear <u>2017</u> Actua	l Valı	ie)
JOHNSTOWN PLAZA LLC vs. LARIMER COUNTY BOARD OF E Respondent	QUALIZATION,		
	erty. Petitioner(	s) an	s stipulation regarding the 2017 tax year d Respondent jointly move the Board of his Stipulation.
The Petitioner(s)	and Respond	ent	agree and stipulate as follows:
1. The property subjection Legal: LOT 1, 2534			
2. The subject proper	ty is classified a	sa_	Commercial Vacant Land property.
<ol><li>The County Assessubject property:</li></ol>	essor originally	assig	ned the following actual value to the
	Land Improvements Total	\$ \$ \$	2,130,000 0 2,130,000
After a timely apper valued the subject			ualization, the Board of Equalization
	Land Improvements Total	\$ \$_ \$	2,130,000 0 2,130,000

Land	\$ 1,378
Improvements	\$ 0
Total	\$ 1,378

- The valuations, as established above, shall be binding only with respect to tax year 2017.
- Brief narrative as to why the reduction was made: After review of the owners agricultural documentation, the value was reduced to an agricultural classification of \$1,378.
- Both parties agree that the hearing before the Board of Assessment Appeals on <u>January 19th</u>, 2018 be vacated.

DATED this 22nd day of December 2017

William F. Garcia, Esq. Petitioner(s) Representative

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