

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 71312
Petitioner: ADVANCE TANK AND CONSTRUCTION CO v. Respondent: LARIMER COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted 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.: R0294977
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: \$2,285,460
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

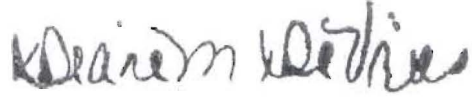
ORDER:

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 18th day of April 2018.

BOARD OF ASSESSMENT APPEALS

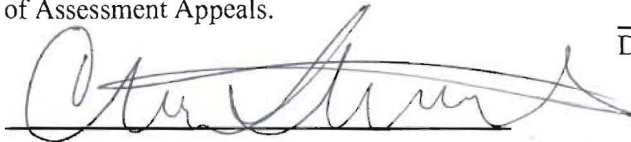


Diane M. DeVries

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



Debra A. Baumbach



Christine Fontenot



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2018 APR -5 AM 8:06

Docket Number(s): 71312
County Schedule Number : R0294977

STIPULATION (As To Tax Year 2017 Actual Value)

Advance Tank And Construction Co

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: BEG AT S 1/4 COR 28-9-68, N 0 38' 16" E ALG W LN SE 1/4 675.89 FT,
N 89 36' 9" E 710.92 FT TO WRLY R/W RR, S 7 3' 4" W ALG SD R/W 681.52
FT TO S LN SE 1/4, S 89 36' 9" W ALG S LN SE 1/4 634.78 FT TPOB CONT
10.44 AC M/L
2. The subject property is classified as an Industrial property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	762,300
Improvements	\$	<u>1,730,800</u>
Total	\$	2,493,100

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

Land	\$	762,300
Improvements	\$	<u>1,730,800</u>
Total	\$	2,493,100

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	\$	762,300
Improvements	\$	1,523,160
Total	\$	<u>2,285,460</u>

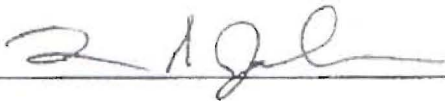
6. The valuations, as established above, shall be binding only with respect to tax year 2017.

7. Brief narrative as to why the reduction was made:

Assessor had prepared income proforma using market rents for commercial / industrial warehouses from this area, applying this data to all improvement square footage on site. This information was not reviewed by petitioner at CBOE hearing due to time constraints, so adjustments are being made at this time.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 04/13,2018 be vacated.

DATED this 15th day of March 2018

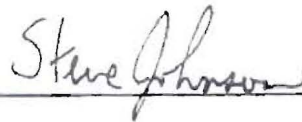


Petitioner(s) Representative

David Johnson
Joseph C Sansone CO

Address:

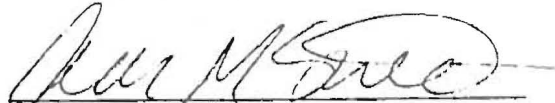
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