

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75885
Petitioner: ACIF I GATEWAY LLC 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.: R1660101
Category: Valuation/Protest Appeal Property Type: Residential
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$62,500,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

DATED this 26th day of October 2020.

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

Martha Hernandez Sanchez
Martha Hernandez Sanchez



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 75885
County Schedule Number : R1660101

STIPULATION (As To Tax Year 2019 Actual Value)

ACIF I GATEWAY LLC

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2019 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, MINOR RESUB OF LOT 1 AND 2, 2534 FILING NO 2, JSTN (20160004223)
2. The subject property is classified as a Residential/Multi Family property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	9,125,500
Improvements	\$	<u>53,874,500</u>
Total	\$	63,000,000

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

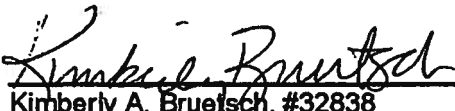
Land	\$	9,125,500
Improvements	\$	<u>53,874,500</u>
Total	\$	63,000,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2019.

Land	\$	9,125,500
Improvements	\$	<u>53,374,500</u>
Total	\$	62,500,000

6. The valuations, as established above, shall be binding only with respect to tax year 2019.
7. Brief narrative as to why the reduction was made:
After further review of the subject property, additional information was provided by the petitioner, the market supported a lower value.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on (not scheduled) be vacated.

DATED this 30th day of October 2019



Kimberly A. Bruejsch, #32838
Robinson Waters & O'Dorisio, P.C.
1099 18th Street, Suite 2600
Denver, CO 80202
T: 303-297-2600
F: 303-297-2650
E: kbruetsch@rwolaw.com
*Attorneys for Petitioner's Agent,
Marvin F. Poer and Company*



~~TOM DONNELLY~~
STEVE JOHNSON
TOM DONNELLY, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

Address:
LARIMER COUNTY ATTORNEY
224 Canyon Avenue Suite 200
Post Office Box 1606
Fort Collins, Colorado 80522
Telephone: (970)498-7450



BOB OVERBECK
LARIMER COUNTY ASSESSOR

Address:
Post Office Box 1190
Fort Collins, Colorado 80522
Telephone: (970)498-7050