

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>FLATS AT THE OVAL LLC</p> <p>v.</p> <p>Respondent:</p> <p>LARIMER COUNTY BOAD OF EQUALIZATION</p>	<p>Docket No.: 76480</p>
<p>ORDER ON STIPULATION</p>	

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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.:	R1647612
Appeal Category:	VALUATION
Current Classification:	COMMERCIAL

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 as follows:

Actual Value:	\$2,288,200
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(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to change 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 AND MAILED this 11th day of March, 2020.

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.

Gordana Katardzic

Gordana Katardzic

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 76480
County Schedule Number : R1647612

2020 FEB 25 AM 8:13
STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

STIPULATION (As To Tax Year 2019 Actual Value)

FLATS AT THE OVAL 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: UNIT 100, HARMONY ONE CONDOS SUPP 1,1ST (20140005416)
2. The subject property is classified as a Commercial property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	166,800
Improvements	\$	2,313,400
Total	\$	<u>2,480,200</u>

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

Land	\$	166,800
Improvements	\$	2,313,400
Total	\$	<u>2,480,200</u>

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	\$	166,800
Improvements	\$	2,121,400
Total	\$	<u>2,288,200</u>


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:
Market and Income support the value of \$2,288,200.

After reviewing the petitioner's information, the value should be lower because of expenses and vacancy rate.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 11, 2020 be vacated.

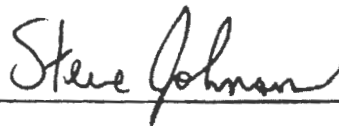
DATED this 23rd day of January 2020



Petitioner(s) Representative
Ryan LLC
Christian Segner

Address:

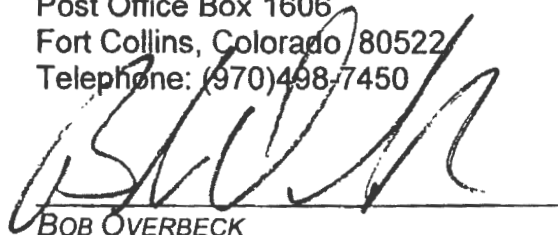
7979 E Tufts Ave 1500
Denver CO 80237



STEVE JOHNSON, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

Address:

LARIMER COUNTY ATTORNEY
224 Canyon Avenue Suite 200
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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

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket No.: 76480
Petitioner: FLATS AT THE OVAL LLC v. Respondent: LARIMER COUNTY BOAD 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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.:	R1647613
Appeal Category:	VALUATION
Current Classification:	COMMERCIAL

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 as follows:

Actual Value:	\$2,586,000
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(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to change 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 AND MAILED this 11th day of March, 2020.

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.

Gordana Katardzic

Gordana Katardzic

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 76480
County Schedule Number : R1647613

2020 FEB 25 AM 8:13

STIPULATION (As To Tax Year 2019 Actual Value)

FLATS AT THE OVAL 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: UNIT 200, HARMONY ONE CONDOS SUPP 1,1ST (20140005416)
2. The subject property is classified as a Commercial property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	183,600
Improvements	\$	<u>2,546,000</u>
Total	\$	2,729,600

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

Land	\$	183,600
Improvements	\$	<u>2,546,000</u>
Total	\$	2,729,600

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	\$	183,600
Improvements	\$	<u>2,402,400</u>
Total	\$	2,586,000

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:
Market and Income support the value of \$2,586,000

After reviewing the petitioner's information, the value should be lower because of expenses and vacancy rate.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 11, 2020 be vacated.

DATED this 23rd day of January 2020

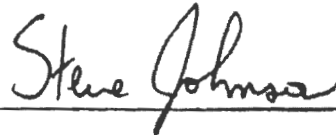


Petitioner(s) Representative
Ryan LLC
Christian Segner

Address:

7979 E Tufts Ave 1500

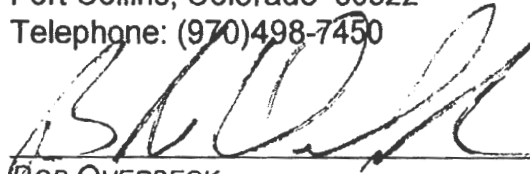
Denver CO 80237



STEVE JOHNSON, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

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LARIMER COUNTY ASSESSOR

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<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>FLATS AT THE OVAL LLC</p> <p>v.</p> <p>Respondent:</p> <p>LARIMER COUNTY BOAD OF EQUALIZATION</p>	<p>Docket No.: 76480</p>
<p>ORDER ON STIPULATION</p>	

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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.:	R1647614
Appeal Category:	VALUATION
Current Classification:	COMMERCIAL

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 as follows:

Actual Value:	\$2,195,700
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(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to change 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 AND MAILED this 11th day of March, 2020.

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.

Gordana Katardzic

Gordana Katardzic

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 76480
County Schedule Number : R1647614

2020 FEB 25 AM 8:13

STIPULATION (As To Tax Year 2019 Actual Value)

FLATS AT THE OVAL 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: UNIT 300, HARMONY ONE CONDOS SUPP 1,1ST (20140005416)
2. The subject property is classified as a Commercial property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	147,800
Improvements	\$	<u>2,049,400</u>
Total	\$	2,197,200

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

Land	\$	147,800
Improvements	\$	<u>2,049,400</u>
Total	\$	2,197,200

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	\$	147,800
Improvements	\$	<u>2,047,900</u>
Total	\$	2,195,700

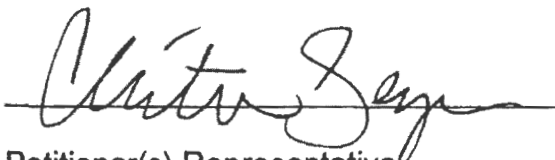
6. The valuations, as established above, shall be binding only with respect to tax year 2019.

7. Brief narrative as to why the reduction was made:
Market and Income support the value of \$2,195,700

After reviewing the petitioner's information, the value should be lower because of expenses and vacancy rate.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 11, 2020 be vacated.

DATED this 23rd day of January 2020

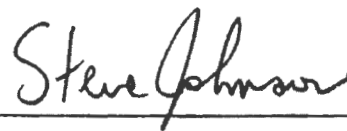


Petitioner(s) Representative
Ryan LLC
Christian Segner

Address:

7979 E Tufts Ave 1500

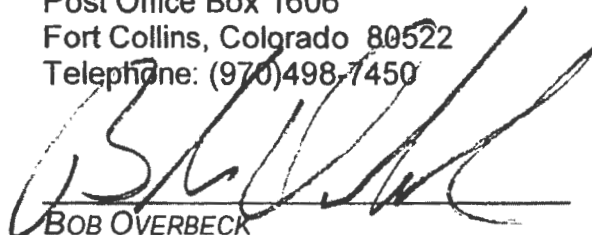
Denver CO 80237



STEVE JOHNSON, CHAIR OF THE
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<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>FLATS AT THE OVAL LLC</p> <p>v.</p> <p>Respondent:</p> <p>LARIMER COUNTY BOAD OF EQUALIZATION</p>	<p>Docket No.: 76480</p>
<p>ORDER ON STIPULATION</p>	

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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.:	R1647615
Appeal Category:	VALUATION
Current Classification:	COMMERCIAL

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 as follows:

Actual Value:	\$535,400
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(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

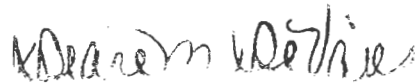
ORDER:

Respondent is ordered to change 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 AND MAILED this 11th day of March, 2020.

BOARD OF ASSESSMENT APPEALS



Diane M. DeVries



Debra A. Baumbach

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



Gordana Katardzic

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 76480
County Schedule Number : R1647615

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STIPULATION (As To Tax Year 2019 Actual Value)

FLATS AT THE OVAL 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: UNIT 310, HARMONY ONE CONDOS SUPP 1,1ST (20140005416)
2. The subject property is classified as a Commercial property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	36,800
Improvements	\$	<u>510,600</u>
Total	\$	547,400

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

Land	\$	36,800
Improvements	\$	<u>510,600</u>
Total	\$	547,400

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	\$	36,800
Improvements	\$	<u>498,600</u>
Total	\$	535,400

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:
Market and Income support the value of \$535,400.

After reviewing the petitioner's information, the value should be lower because of expenses and vacancy rate.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 11, 2020 be vacated.

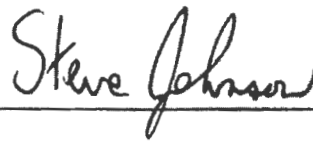
DATED this 23rd day of January 2020



Petitioner(s) Representative
Ryan LLC
Christian Segner

Address:

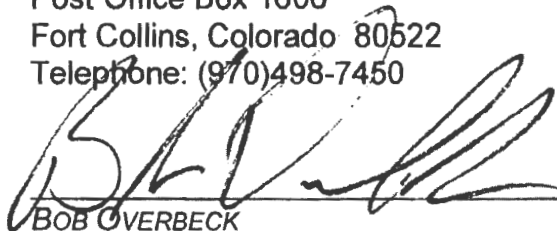
7979 E Tufts Ave 1500
Denver CO 80237



STEVE JOHNSON, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

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<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>FLATS AT THE OVAL LLC</p> <p>v.</p> <p>Respondent:</p> <p>LARIMER COUNTY BOAD OF EQUALIZATION</p>	<p>Docket No.: 76480</p>
<p>ORDER ON STIPULATION</p>	

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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.:	R1647616
Appeal Category:	VALUATION
Current Classification:	COMMERCIAL

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 as follows:

Actual Value:	\$2,580,200
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(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to change 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 AND MAILED this 11th day of March, 2020.

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.

Gordana Katardzic

Gordana Katardzic

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 76480
County Schedule Number : R1647616

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2020 FEB 25 AM 8:13

STIPULATION (As To Tax Year 2019 Actual Value)

FLATS AT THE OVAL 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: UNIT 400, HARMONY ONE CONDOS SUPP 1,1ST (20140005416)
2. The subject property is classified as a Commercial property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	144,800
Improvements	\$	<u>2,623,100</u>
Total	\$	2,767,900

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

Land	\$	144,800
Improvements	\$	<u>2,623,100</u>
Total	\$	2,767,900

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	\$	144,800
Improvements	\$	<u>2,435,400</u>
Total	\$	2,580,200

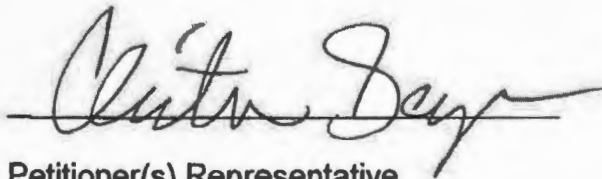
6. The valuations, as established above, shall be binding only with respect to tax year 2019.

7. Brief narrative as to why the reduction was made:
Market and Income support the value of \$2,580,200.

After reviewing the petitioner's information, the value should be lower because of expenses and vacancy rate.

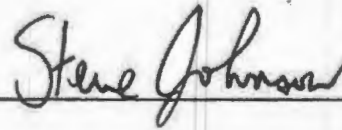
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 11, 2020 be vacated.

DATED this 23rd day of January 2020



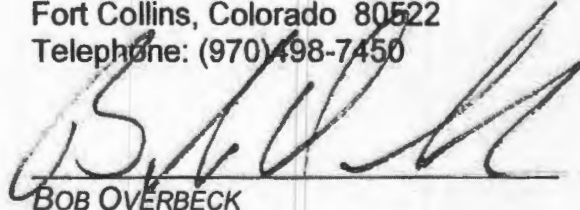
Petitioner(s) Representative
Ryan LLC
Christian Segner

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Denver CO 80237



STEVE JOHNSON, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

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<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>FLATS AT THE OVAL LLC</p> <p>v.</p> <p>Respondent:</p> <p>LARIMER COUNTY BOAD OF EQUALIZATION</p>	<p>Docket No.: 76480</p>
<p>ORDER ON STIPULATION</p>	

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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.:	R1647617
Appeal Category:	VALUATION
Current Classification:	COMMERCIAL

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 as follows:

Actual Value:	\$1,414,500
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(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to change 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 AND MAILED this 11th day of March, 2020.

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.

Gordana Katardzic

Gordana Katardzic

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 76480
County Schedule Number : R1647617

STIPULATION (As To Tax Year 2019 Actual Value)

FLATS AT THE OVAL 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: UNIT 500, HARMONY ONE CONDOS SUPP 1,1ST (20140005416)
2. The subject property is classified as a Commercial property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	100,000
Improvements	\$	<u>1,387,500</u>
Total	\$	1,487,500

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

Land	\$	100,000
Improvements	\$	<u>1,387,500</u>
Total	\$	1,487,500

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	\$	100,000
Improvements	\$	<u>1,314,500</u>
Total	\$	1,414,500

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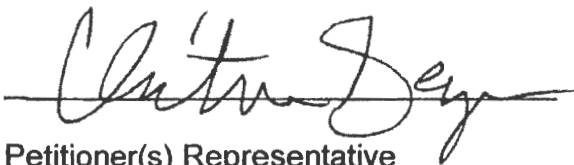
6. The valuations, as established above, shall be binding only with respect to tax year 2019.

7. Brief narrative as to why the reduction was made:
Market and Income support the value of \$1,414,500.

After reviewing the petitioner's information, the value should be lower because of expenses and vacancy rate.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 11, 2020 be vacated.

DATED this 23rd day of January 2020



Petitioner(s) Representative
Ryan LLC
Christian Segner

Address:

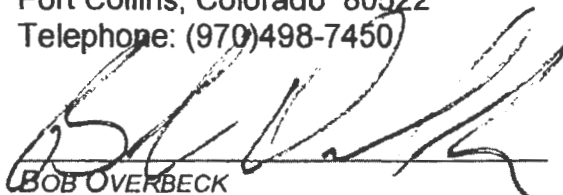
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