

| | |
|--|-----------------------------|
| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 76482 |
| Petitioner: CA PROPERTY OWNER FT COLLINS 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.: R1660764
Category: Valuation/Protest Appeal Property Type: Mixed Use
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: \$27,900,000
(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 21st day of April 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

Yesenia Araujo

Yesenia Araujo



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 76482
County Schedule Number : R1660764

2020 MAR 13 PM 1:33

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

STIPULATION (As To Tax Year 2019 Actual Value)

CA PROPERTY OWNER FT COLLINS 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, UNCOMMON, FTC (20160019938)
2. The subject property is classified as a Mixed Use property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

| | | |
|--------------|----|-------------------|
| Land | \$ | 3,029,400 |
| Improvements | \$ | 27,900,900 |
| Total | \$ | <u>30,930,300</u> |

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

:

| | | |
|--------------|----|-------------------|
| Land | \$ | 3,029,400 |
| Improvements | \$ | 27,900,900 |
| Total | \$ | <u>30,930,300</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 | \$ | 3,029,400 |
| Improvements | \$ | <u>24,870,600</u> |
| Total | \$ | 27,900,000 |

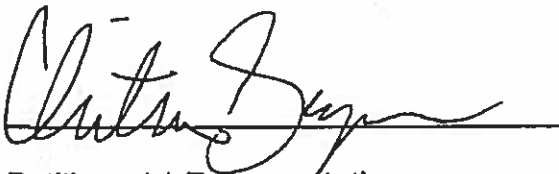
6. The valuations, as established above, shall be binding only with respect to tax year 2019.

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

Agent for the petitioner provided the actual lease information on the property. Relied heavily on lease information to arrive at a better value for the property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 04/22/2020 be vacated.

DATED this 14th day of February, 2020



Petitioner(s) Representative

Address:

RYAN LLC
CHRISTIAN SEGNER
7979 E TUFTS AVE
DENVER CO 80237



STEVE JOHNSON, 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