

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 76628
Petitioner: NOOSA YOGHURT 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.: P8282731
Category: Valuation/Protest Appeal Property Type: Personal Property
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: \$28,500,000
(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 30th day of November 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): 76628
County Schedule Number : P8282731

STIPULATION (As To Tax Year 2019 Actual Value)

NOOSA YOGHURT 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:

Location: 4120 N County Road 25E, Bellvue

Type of Property: Various equipment including, but not limited to, manufacturing, packaging, computer, furniture and fixtures, and other declared equipment.

2. The subject property is classified as a Personal property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

\$ 35,152,510

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

\$ 35,152,510

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

\$ 28,500,000

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:

A site visit was conducted and it was determined that an identified list of unused and idle assets and a duplicate asset should be removed from the valuation of the property. In addition it was determined that an inutility adjustment should be applied for the underutilization of the manufacturing and packaging equipment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 16, 2020 be vacated.

DATED this 6th day of November, 2020

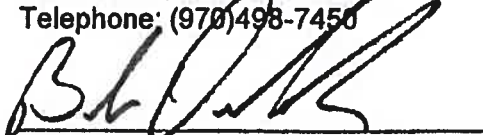

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