

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 76681
Petitioner: PATASKALA LLC, PICKERINGTON 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.: R1576780
Category: Valuation/Protest Appeal Property Type: Other (Agricultural & Res

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: \$980,000
(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.

Other (Agricultural & Residential)

DATED this 26th day of May 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

Gesenia Araujo

Gesenia Araujo



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 76681
County Schedule Number : 1576780

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2020 MAY 18 AM 8:30

STIPULATION (As To Tax Year 2019 Actual Value)

PATASKALA LLC , PICKERINGTON 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:

POR OF 7-4-69 BEG AT NW COR, S 2 33' 21" E 2718.01 FT, N 87 19' 5" E 1558.7 FT TPOB, N 87 19' 5" E 1143.15 FT, N 1 41' 13" W 1574.87 FT, N 85 33' 48"W 148.93 FT, N 79 58' 45" W 133.49 FT, N 87 35' 8" W 160.82 FT, S 35 56' 43" W 821.64 FT, S 87 19' 95" W 217.21 FT, S 2 33' 21" E 994.84 FT TPOB (SPLIT FROM 94070 00 001)

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

	Residential	Agricultural
Land	\$ 65,000	2,360
Improvements	\$ 965,500	0
Sub Total	\$ 1,030,500	2,360
	Total	1,032,860

4. After a timely appeal to the Board of Equalization, the Board of Equalization

	Residential	Agricultural
Land	\$ 65,000	2,360
Improvements	\$ 965,500	0
Sub Total	\$ 1,030,500	2,360
	Total	1,032,860

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

	Residential	Agricultural
Land	\$ 0	2,500
Improvements	\$ 977,500	0
Sub Total	\$ 977,500	2,500
	Total	980,000

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:

Property was valued as a non integral property, after CBOE owner provided documentation for integral agricultural classification, and valuation was reviewed.

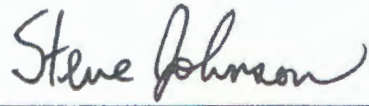
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 04/13/2020 be vacated.

DATED this 11th day of March 2020


manager
Petitioner(s) Representative

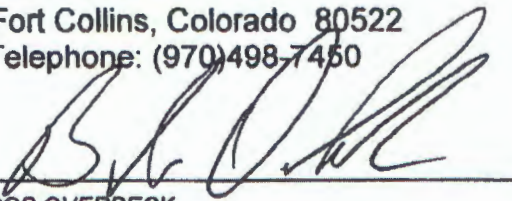
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