

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>PRESTON CENTER, LLC,</p> <p>v.</p> <p>Respondent:</p> <p>LARIMER COUNTY BOARD OF EQUALIZATION</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name Todd J. Stevens Address: 7950 South Lincoln Street #110 Littleton, CO 80122 Phone Number: 303-347-1878 Attorney Reg. No.:</p>	<p>Docket Number: 38824</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 decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: R1590832

Category: Valuation Property Type: Vacant Land

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$408,000.00
Improvements	<u>\$0.00</u>
Total	\$408,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.


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

DATED/MAILED this 1st day of February, 2003.


This decision was put on the record


January 31, 2003

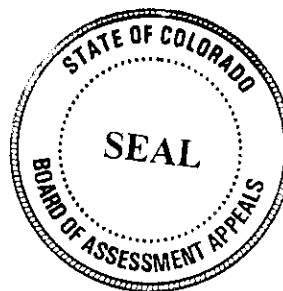
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals


James E. Mogan

BOARD OF ASSESSMENT APPEALS


Karen E. Hart


Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 38824 _____
County Schedule Number R1590832 _____

STIPULATION (As To Tax Year 2001 Actual Value)

PRESTON CENTER, LLC
Petitioner(s)

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

03 JAN 31 PM 12:55
BOARD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2001 valuation of the subject property, and 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:
LOT 1, PRESTON CENTER, 1ST FILING
2. The subject property is classified a COMMERCIAL VACANT LAND property.
3. The County Assessor originally assigned the following actual value on the subject property:

Land	\$	817,530
Improvement	\$	<u>0</u>
Total	\$	817,530

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

Land	\$	654,020
Improvement	\$	<u>0</u>
Total	\$	654,020

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following tax year 2001 actual value for the subject property.

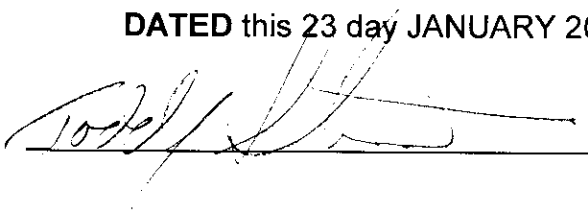
Land	\$	408,000
Improvement	\$	<u>0</u>
Total	\$	408,000

6. The valuations, as established above, shall be binding only with respect to tax year 2001.

7. Brief narrative as to why the reduction was made:
Further review of the market and income approaches indicated a lower value for the subject property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 28, 2003, be vacated.

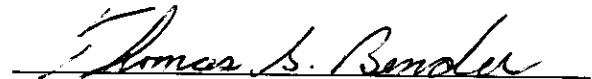
DATED this 23 day JANUARY 2003



Petitioner(s) Representative

Address:

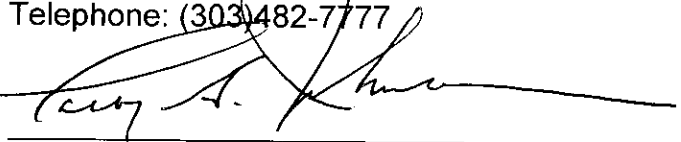
TODD J. STEVENS
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ENGLEWOOD, CO 80112



THOMAS G. BENDER, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

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