

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>BOARDWALK ONE LLC,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>LARIMER COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Dan George Bridge &amp; Associates Address: P.O. Box 280367 Lakewood, Colorado 80228 Phone Number: 303-237-6997 Attorney Reg. #:</p>	<p><b>Docket Number: 40480</b></p>
<p><b>ORDER ON STIPULATION</b></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.: 97364-19-013 R1307789**

**Category: Valuation**

**Property Type: Commercial**

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$ 126,100.00
Improvements	<u>508,900.00</u>
Total	\$635,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2002 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 1<sup>st</sup> day of April, 2003.

This decision was put on the record

March 31, 2003

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

**BOARD OF ASSESSMENT APPEALS**

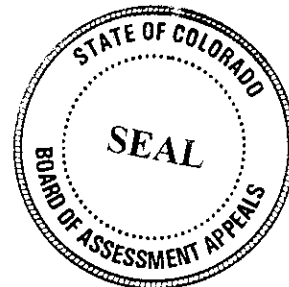
*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

*James E. Moran*  
James E. Moran



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): 40480  
County Schedule Number R1307789  
Parcel 97364-19-013

---

**STIPULATION (As To Tax Year 2002 Actual Value)**

---

**BOARDWALK ONE, LLC**  
Petitioner(s)

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,**  
Respondent

---

RECEIVED  
03 MAR 31 AM 7:23  
CLERK OF DISTRICT APPEALS

Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2002 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:  
**736 WHALERS WAY, BUILDING G**  
**PART BLOCK 1, 1<sup>ST</sup> REPLAT OF BOARDWALK AT THE LANDINGS PUD**

2. The subject property is classified a COMMERCIAL OFFICE property.

3. The County Assessor originally assigned the following actual value on the subject property:

Land	\$	126,100
Improvement	\$	<u>567,900</u>
Total	\$	694,000

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

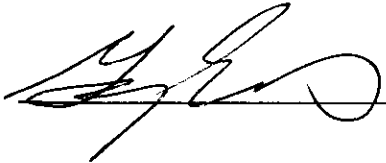
Land	\$	126,100
Improvement	\$	<u>567,900</u>
Total	\$	694,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following tax year 2002 actual value for the subject property.

Land	\$	126,100
Improvement	\$	<u>508,900</u>
Total	\$	635.000

6. The valuations, as established above, shall be binding only with respect to tax year 2002.
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 24, 2003, be vacated.

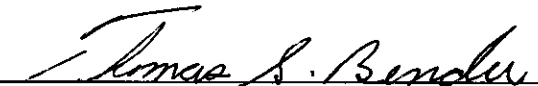
**DATED** this 10 day MARCH 2003



Petitioner(s) Representative

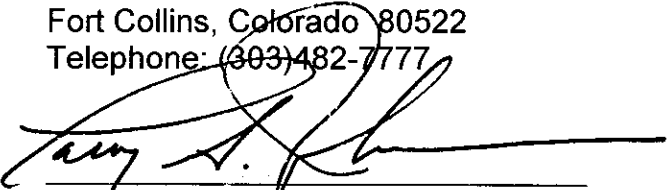
Address:

GREG EVANS  
BRIDGE & ASSOCIATES, INC.  
P.O. BOX 280367  
LAKEWOOD, CO 80228

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

Address:

HARDEN, SCHMIDT, HASS & HAAG PC  
Ninth Floor, First Tower Bldg.  
Post Office Box 1606  
Fort Collins, Colorado 80522  
Telephone: (303)482-7777



LARRY G. JOHNSON  
LARIMER COUNTY ASSESSOR

Address:

Post Office Box 1190  
Fort Collins, Colorado 80522  
Telephone: (303)498-7054