

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>DIERENFIELD FT. COLLINS 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: Bridge & Associates Address: P.O. Box 280367 Lakewood, CO 80228 Phone Number: (303) 237-6997</p>	<p>Docket Number: 40489</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.: 97012-65-005+2

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:

See Attached Stipulation

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 5th day of December, 2003.

This decision was put on the record

December 4, 2003

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

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

Jackie J. Brown

Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 40489
County Schedule Number (s): R1458507 – 97012-61-005
R1500147 – 97012-65-005 no change
R1458493 – 97012-61-004 no change

STIPULATION (As To Tax Year 2002 Actual Value)

DIERENFIELD FT COLLINS, LLC

Bridge & Associates, Agent for Petitioner

Petitioner

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,

Respondent

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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:
Retail Strip anchored by Albertson's.
2. The subject property is classified as Commerical Improved.
3. The County Assessor originally assigned the following actual value on the subject property:

Land	\$ 352,800
Improvement	\$ <u>486,600</u>
Total	\$ 839,300

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

Land	\$ 352,800
Improvement	\$ <u>486,600</u>
Total	\$ 839,300

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.

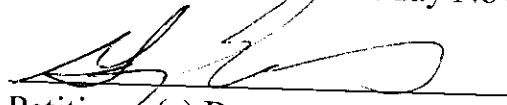
Land	\$	352,800
Improvement	\$	249,900
Total	\$	<u>602,700</u>

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:
Overvaluation. Upon a further and a more comprehensive review of subject property, the market and income approaches to valuation warranted a reduction.

8. Both parties agree that the petition scheduled before the Board of Assessment Appeals be vacated.

DATED this 14th day November 2003



Petitioner(s) Representative
Bridge & Associates

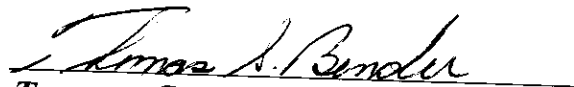
Greg Evans

P.O. Box 280367

Lakewood, Colorado 80228

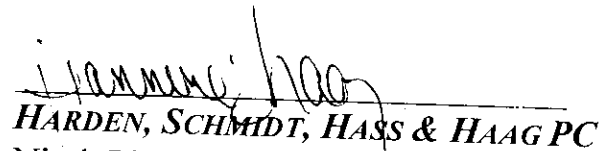
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THOMAS G. BENDER, CHAIR

Larimer County Board of Equalization



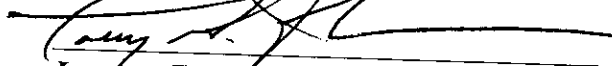
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