

<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>ONE DIRECTORY PLACE 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: Matthew W. Poling Deloitte &amp; Touche</p> <p>Address: 555 17<sup>th</sup> Street, Suite 3600 Denver, CO 80202</p> <p>Phone Number: 303.308.2191</p>	<p><b>Docket Number: 41521</b></p>
<p align="center"><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.: R1176102**

**Category: Valuation      Property Type: Commercial**
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land:	\$1,949,600.00
Improvements:	<u>\$5,050,400.00</u>
Total:	\$7,000,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

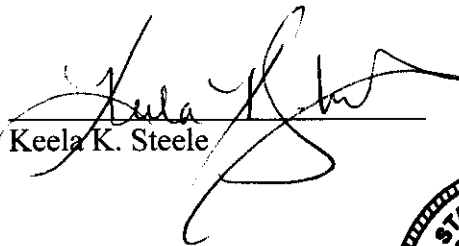
The Larimer County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 4<sup>th</sup> day of May, 2005.

This decision was put on the record

May 3, 2005

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

  
Keela K. Steele

**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): 41521  
County Schedule Number: 1176102

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**STIPULATION (As To Tax Year 2003 Actual Value)-**

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**ONE DIRECTORY PLACE**  
Petitioner(s)

**DELOITTE & TOUCHE**  
Agent

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,**  
Respondent

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Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2003 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: TRACT B-1, 287 LTD ADD, 1ST REPLAT, LOV. THE PROPERTY ADDRESS IS: 380 W 37<sup>TH</sup> STREET LOVELAND, CO
2. The subject property is classified as a commercial property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	1,949,600
Improvements	\$	5,575,400
Total	\$	<u>7,525,000</u>

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

Land	\$	1,949,600
Improvements	\$	5,575,400
Total	\$	<u>7,525,000</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2003.

Land	\$	1,949,600
Improvements	\$	5,050,400
Total	\$	<u>7,000,000</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2003.
7. Brief narrative as to why the reduction was made: AFTER REVIEW OF THE COST, MARKET AND INCOME APPROACHES TO VALUE IT WAS DETERMINED A FAIR VALUE FOR TAX YEAR 2003 IS \$7,000,000.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on Monday, May 23<sup>rd</sup>, 2005 be vacated.

DATED this 23 day of April 2005.




MATTHEW POLING

Petitioner(s) Representative

Address:

DELOITTE & TOUCHE  
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DENVER, CO 80202

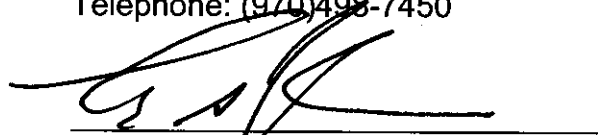


KATHAY C. RENNELS,, CHAIR OF THE  
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