

<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>BEVERLY HILL,</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: Greg Evans Bridge &amp; Associates</p> <p>Address: 390 Union Blvd., Ste. 330 Lakewood, CO 80228-1556</p> <p>Phone Number: (303) 237-6997</p>	<p><b>Docket Number: 41715</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.: R0553905**

**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:	\$ 59,400.00
Improvements:	<u>\$580,600.00</u>
Total:	\$640,000.00

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 5<sup>th</sup> day of May, 2005.

This decision was put on the record

May 3, 2005

**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

*Keela K. Steele*  
Keela K. Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): 41715  
County Schedule Number : R0553905

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

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**BEVERLY HILL**  
Petitioner(s)

**GREG EVANS, BRIDGE & ASSOCIATES**  
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: "LOVELAND HEIGHTS COTTAGES", A 16 UNIT NIGHTLY RENTAL FACILITY LOCATED AT 2542 BIG THOMPSON CANYON, DRAKE, COLORADO 80515.
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	\$	59,400
Improvements	\$	620,600
Total	\$	<u>680,000</u>

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


Land	\$	59,400
Improvements	\$	620,600
Total	\$	<u>680,000</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	\$	59,400
Improvements	\$	580,600
Total	\$	<u>640,000</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 that a value of \$640,000 is fair and equitable for tax year 2003.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 26<sup>th</sup>, 2005 be vacated.

DATED this 26 day of April, 2005.

  
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GREG EVANS

Petitioner(s) Representative


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KATHAY C. RENNELS, CHAIR OF THE  
LARIMER COUNTY BOARD OF EQUALIZATION

Address:

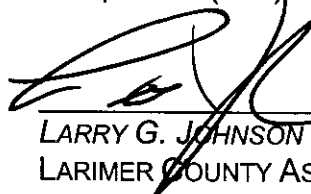
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