

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203 <hr/> Petitioner:  <b>S &amp; G LOVELAND PARTNERSHIP,</b>  v.  Respondent:  <b>LARIMER COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner:  Name: Steve Letman CONSULTUS Address: 16-A Inverness Place East Englewood, CO 80111 Phone Number: 303.770.2420	<b>Docket Number: 42046</b>
<b>ORDER ON STIPULATION</b>	

**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.: 85110-00-012**

**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:	\$ 348,400.00
Improvements:	<u>\$ 789,600.00</u>
Total:	\$1,138,000.00

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.

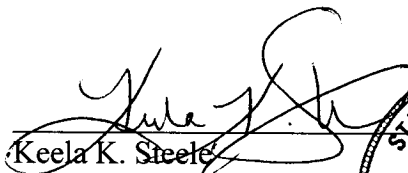
The Larimer County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 19<sup>th</sup> day of August, 2004.

This decision was put on the record

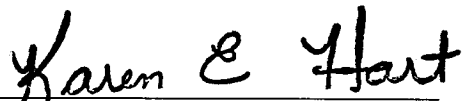
August 18, 2004


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): 42046  
County Schedule Number: 85110-00-012

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

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**S AND G LOVELAND PARTNERSHIP**

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 2003 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:  
BEG AT PT 131.3 FT N, 332.89 FT E OF S 1/4 COR 11-5-68...  
Also Known as 7311 E Hwy 34, Loveland
2. The subject property is classified as a commercial property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2003:

Land	\$ 348,400
Improvement	\$ <u>951,500</u>
Total	\$ 1,299,900

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

Land	\$ 348,400
Improvement	\$ <u>951,500</u>
Total	\$ 1,299,900

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

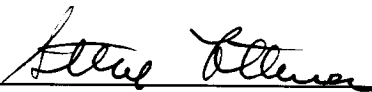
Land	\$ 348,400
Improvement	\$ <u>789,600</u>
Total	\$ 1,138,000

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:

Per review of subject property, and surrounding comparable sales sold between 1-1-2001 and 6-30-2002 and review of the income approach, the estimated actual value should be \$1,138,000. \_\_\_\_\_

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on \_\_\_\_\_ (date) at \_\_\_\_\_ (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals X (check if appropriate).

DATED this 21th day of July, 2004.



Petitioner(s) Agent  
Steve Letman CRE, MAI, ASA



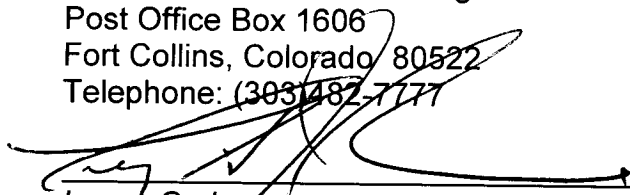
Kathay Rennels, Chair  
LARIMER COUNTY BOARD OF EQUALIZATION

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