

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ASSOCIATED THERMOFORMING, INC.,</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: Jason Letman Consultus Asset Valuation, Inc.</p> <p>Address: 16-A Inverness Place East Englewood, CO 80111</p> <p>Phone Number: 303.770.2420</p>	<p>Docket Number: 42047</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.: R0642860, R0642894, R0642851

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:

See Attached Stipulation.

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 7th day of April, 2005.

This decision was put on the record

April 6, 2005

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


Marian F. Brennan

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 42047
County Parcel Number: 94144-77-001/003/004

STIPULATION (As To Tax Year 2003 Actual Value)

ASSOCIATED THERMOFORMING

Petitioner(s)

CONSULTUS ASSET VALUATION, INC

Agent

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

RECORDED
2003-06-11 11:55
LARIMER COUNTY CLERK

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:
2. The subject property is classified a COMMERCIAL property.
3. The County Assessor originally assigned the following actual value on the subject property:

Land	\$	153,900
Improvement	\$	<u>1,691,600</u>
Total	\$	1,845,500

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

Land	\$	153,900
Improvement	\$	<u>1,691,600</u>
Total	\$	1,845,500

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	\$	153,900
Improvement	\$	<u>1,691,600</u>
Total	\$	1,845,500

6. The valuations, as established above, shall be binding only with respect to tax year
7. Brief narrative as to why the reduction was made: After reviewing the cost, market, and income approaches to value it was determined that a fair actual value for the combined three parcels was \$1,650,000 for tax year 2003.
8. Following is the stipulated values per parcel:

Actual 2003 Value per parcel:

	Land	Imps	Total
94177-77-001	70,400	976,100	1,046,500
94177-77-003	41,900	328,100	370,000
94177-77-004	41,600	387,400	<u>429,000</u>
			1,845,500

Stipulated 2003 Values per parcel:

	Land	Imps	Total
94177-77-001	70,400	780,600	851,000
94177-77-003	41,900	328,100	370,000
94177-77-004	41,600	387,400	<u>429,000</u>
			1,650,000

DATED this 23rd day of March 2005



Petitioner(s) Representative
Jason Letman

Address:

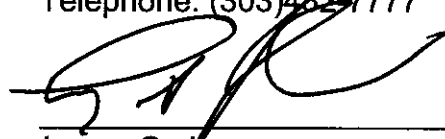
CONSULTUS ASSET VALUATION
16-A Inverness Place East
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Kathay Renhels, CHAIR OF THE
Larimer County Board of Equalization

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