

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: R.L. STANGER, LLC/OLA STANGER, LLC D/B/A ASPEN LODGE, v. Respondent: LARIMER COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Gregory A. Damico, CPA TAX ADVISORS PLLC Address: 201 NE Park Plaza Dr. #145 Vancouver, WA 98684 Phone Number: (360) 750-6884	Docket Number: 42305
ORDER ON STIPULATION	

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.: R0543535

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:	\$ 212,500.00
Improvements:	<u>\$2,404,300.00</u>
Total:	\$2,616,800.00

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 7th day of April 2005.

This decision was put on the record

April 7, 2005

BOARD OF ASSESSMENT APPEALS

Karen E. Hart

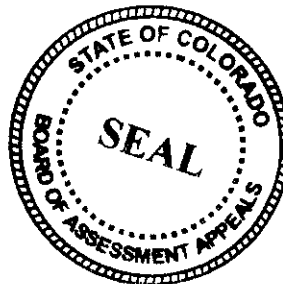
Karen E. Hart

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

Penny S. Lowenthal
Penny S. Lowenthal



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 42305
County Schedule Number: R0543535

STIPULATION (As To Tax Year 2003 Actual Value)

R L STANGER LLC/ STANGER OLA LLC DBA ASPEN LODGE
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:

Tract of land in SF 1/4 of SE 1/4 of 22-4-73 & SW 1/4 of 23-4-73
Also known as 6120 HWY 7 Estes Park, Colorado

- 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	\$ 212,500
Improvement	\$ 3,583,600
Total	\$ 3,796,100

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

Land	\$ 212,500
Improvement	\$ 3,583,600
Total	\$ 3,796,100

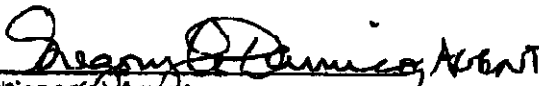
4. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following tax year 2003 actual value for the subject property.

Land	\$ 212,500
Improvement	\$ <u>2,404,300</u>
Total	\$ 2,616,800

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 subject property, analysis of comparable sales sold between 1-1-2001 and 6-30-2002, review of a typical income approach and analysis of petitioners actual profit and loss statements the total actual value should be adjusted to \$2,616,800.

DATED this 12th day of March 2005.

	
Petitioner(s) Agent Gregory Damico	Kathay Rerriels, Chair LARIMER COUNTY BOARD OF EQUALIZATION

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Docket Number: 42305