

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44974</b>
Petitioner: <b>SIRUS INVESTMENTS INC.,</b>  v.  Respondent: <b>LARIMER COUNTY BOARD OF EQUALIZATION.</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.: 9712351001**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:  
  

**Total Value:            \$563,600**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2005 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 11th day of January 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

January 10, 2007

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*Karen E Hart*

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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*

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Debra A. Baumbach

*Heather Wilcox*

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Heather Wilcox



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): 44974  
County Schedule Number : R1474871

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**STIPULATION (As To Tax Year 2005 Actual Value)-**

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**Sirus Investments  
Bridge & Associates, Greg Evans-Agent  
Petitioner(s)**

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,  
Respondent**

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Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2005 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:

This Historic Linden Condo is a first floor retail store built in 1882 and remodeled in 1995. It was physically measured at 5,636 sf and is of masonry construction.

2. The subject property is classified as a commercial retail property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	154,900
Improvements	\$	525,400
Total	\$	<u>680,300</u>

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

Land	\$	154,900
Improvements	\$	525,400
Total	\$	<u>680,300</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2005.

Land	\$	154,900
Improvements	\$	408,700
Total	\$	<u>563,600</u>

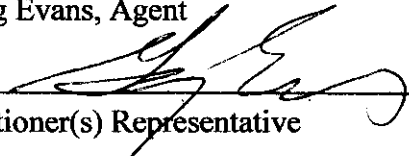
6. The valuations, as established above, shall be binding only with respect to tax year 2005.

7. Brief narrative as to why the reduction was made: The agent for the petitioner requested a value review of the property. Upon physical inspection and measurement, a square footage error was noted and decreased, thus warranting a reduction in value. Original square footage was 6,803, or a value of \$100 per square foot. The new measurement is 5,636 net square feet, also calculating the new value at \$100 per square foot.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 29 January 2007 be vacated.

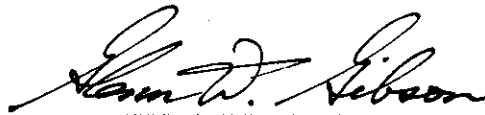
**DATED** this 26 day of December 2006.

Greg Evans, Agent

  
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Petitioner(s) Representative

Address:

Bridge & Associates  
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Glenn W Gibson, CHAIR OF THE

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