

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45040
Petitioner: CREEKSIDE NORTH PROPERTIES, LLC, v. Respondent: LARIMER COUNTY BOARD OF EQUALIZATION.	
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.: 9501285001

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: \$1,165,000

(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 13th day of October 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

October 12, 2006

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

Heather Wilcox

Heather Wilcox



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 45040
County Schedule Number : Parcel #: 95012-85-001

STIPULATION (As To Tax Year 2005 Actual Value)

CREEKSIDE NORTH PROPERTIES, LLC

Petitioner(s)

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

2005 001 11 11:12:22

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: An office building located at 3780 N Garfield in Loveland Colorado. Parcel Number: 95012-85-001
2. The subject property is classified as a improved commercial property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	244,900
Improvements	\$	<u>1,040,100</u>
Total	\$	1,285,000

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

:

Land	\$	244,900
Improvements	\$	<u>1,040,100</u>
Total	\$	1,285,000

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	\$	244,900
Improvements	\$	920,100
Total	\$	<u>1,165,000</u>

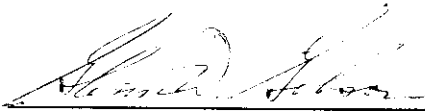
6. The valuations, as established above, shall be binding only with respect to tax year 2005.
7. Brief narrative as to why the reduction was made: After review of the cost, market, typical income and owners lease it was determined that a total value of \$1,165,000 is fair and equitable for tax year 2005.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals be vacated.

DATED this 20 day of September 2006



Petitioner(s) Representative
Dari Bozorgpour

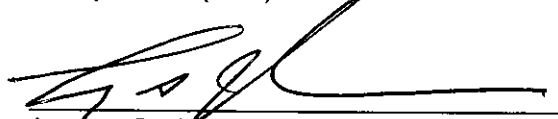
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