

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52194
Petitioner: CIVIC CENTER, 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.: R1627040+7

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$1,031,300

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number(s): 52194
County Schedule Number : R1646640

2010 JUN 11 10:30

STIPULATION (As To Tax Year 2009 Actual Value)-

CIVIC CENTER, LLC

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2009 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:
'Improvement Only' Commercial Condo located on the 1st floor of the Civic Center Parking Garage at 144 N. Mason St. 8 total units. The land under this condominium project is owned by the City of Fort Collins and is exempt from property taxes.
2. The subject property is classified as Commercial property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	0
Improvement	\$	<u>126,400</u>
Total	\$	126,400

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

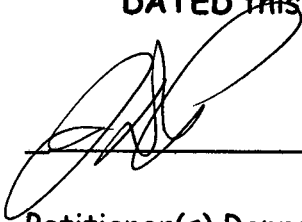
Land	\$	0
Improvement	\$	<u>104,100</u>
Total	\$	104,100

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2009.

Land	\$	0
Improvements	\$	<u>96,700</u>
Total	\$	96,700

6. The valuations, as established above, shall be binding only with respect to tax year 2009.
7. Brief narrative as to why the reduction was made:
Said property has seen an extremely high vacancy rate during the 18 month data collection period. Income and expense data provided by the petitioner warranted a reduction in value. Civic Center Village Condos.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 25 March 2010 be vacated.

DATED this 17th day of February 2010



Petitioner(s) Representative
J. D. Padilla

Address:

Civic Center, LLC
144 N. Mason St
Fort Collins, Co 80524



STEVE JOHNSON, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

Address:

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STEVE MILLER
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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 52194

County Schedule Number : R1646641

2010 JUN 11 10:30

STIPULATION (As To Tax Year 2009 Actual Value)-

CIVIC CENTER, LLC

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent**

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2009 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:
'Improvement Only' Commercial Condo located on the 1st floor of the Civic Center Parking Garage at 144 N. Mason St. 8 total units. The land under this condominium project is owned by the City of Fort Collins and is exempt from property taxes.
2. The subject property is classified as Commercial property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	0
Improvement	\$	<u>154,000</u>
Total	\$	154,000

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

Land	\$	0
Improvement	\$	<u>135,900</u>
Total	\$	135,900

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2009.

Land	\$	0
Improvements	\$	<u>117,700</u>
Total	\$	117,700

6. The valuations, as established above, shall be binding only with respect to tax year 2009.
7. Brief narrative as to why the reduction was made:
Said property has seen an extremely high vacancy rate during the 18 month data collection period. Income and expense data provided by the petitioner warranted a reduction in value. Civic Center Village Condos.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 25 March 2010 be vacated.

DATED this 17th day of February 2010



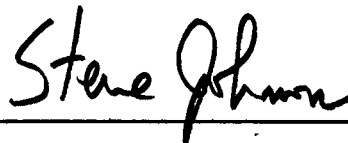
Petitioner(s) Representative
J. D. Padilla

Address:

Civic Center, LLC

144 N. Mason St

Fort Collins, Co 80524



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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 52194
County Schedule Number : R1646642

2011.11.13 10:30

STIPULATION (As To Tax Year 2009 Actual Value)-

CIVIC CENTER, LLC

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent**

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2009 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:
'Improvement Only' Commercial Condo located on the 1st floor of the Civic Center Parking Garage at 144 N. Mason St. 8 total units. The land under this condominium project is owned by the City of Fort Collins and is exempt from property taxes.
2. The subject property is classified as Commercial property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	0
Improvement	\$	<u>106,500</u>
Total	\$	106,500

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

Land	\$	0
Improvement	\$	<u>106,500</u>
Total	\$	106,500

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2009.

Land	\$	0
Improvements	\$	<u>92,300</u>
Total	\$	92,300

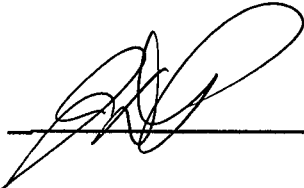
6. The valuations, as established above, shall be binding only with respect to tax year 2009.

7. Brief narrative as to why the reduction was made:

Said property has seen an extremely high vacancy rate during the 18 month data collection period. Income and expense data provided by the petitioner warranted a reduction in value. Civic Center Village Condos.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 25 March 2010 be vacated.

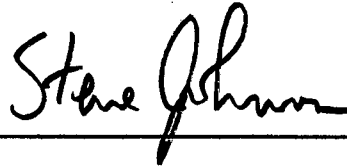
DATED this 17th day of February 2010



Petitioner(s) Representative
J. D. Padilla

Address:

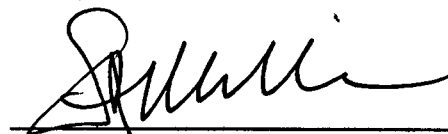
Civic Center, LLC
144 N. Mason St
Fort Collins, Co 80524



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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number(s): 52194
County Schedule Number : R1646643

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STIPULATION (As To Tax Year 2009 Actual Value)-

CIVIC CENTER, LLC

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent**

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2009 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:
'Improvement Only' Commercial Condo located on the 1st floor of the Civic Center Parking Garage at 144 N. Mason St. 8 total units. The land under this condominium project is owned by the City of Fort Collins and is exempt from property taxes.
2. The subject property is classified as Commercial property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	0
Improvement	\$	<u>102,000</u>
Total	\$	102,000

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

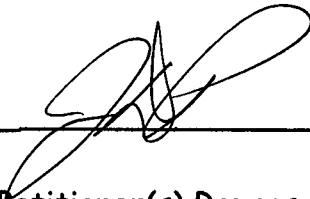
Land	\$	0
Improvement	\$	<u>90,000</u>
Total	\$	90,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2009.

Land	\$	0
Improvements	\$	<u>78,000</u>
Total	\$	78,000

6. The valuations, as established above, shall be binding only with respect to tax year 2009.
7. Brief narrative as to why the reduction was made:
Said property has seen an extremely high vacancy rate during the 18 month data collection period. Income and expense data provided by the petitioner warranted a reduction in value. Civic Center Village Condos.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 25 March 2010 be vacated.

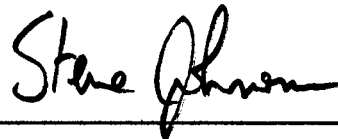
DATED this 17th day of February 2010



Petitioner(s) Representative
J. D. Padilla

Address:

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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number(s): 52194
County Schedule Number : R1646644

STIPULATION (As To Tax Year 2009 Actual Value)-

CIVIC CENTER, LLC
vs.
LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2009 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.

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'Improvement Only' Commercial Condo located on the 1st floor of the Civic Center Parking Garage at 144 N. Mason St. 8 total units. The land under this condominium project is owned by the City of Fort Collins and is exempt from property taxes.
2. The subject property is classified as Commercial property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	0
Improvement	\$	<u>195,500</u>
Total	\$	195,500

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

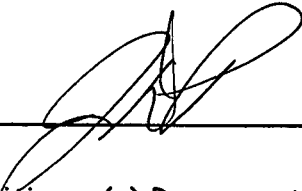
Land	\$	0
Improvement	\$	<u>172,500</u>
Total	\$	172,500

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2009.

Land	\$	0
Improvements	\$	<u>149,500</u>
Total	\$	149,500

6. The valuations, as established above, shall be binding only with respect to tax year 2009.
7. Brief narrative as to why the reduction was made:
Said property has seen an extremely high vacancy rate during the 18 month data collection period. Income and expense data provided by the petitioner warranted a reduction in value. Civic Center Village Condos.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 25 March 2010 be vacated.

DATED this 17th day of February 2010



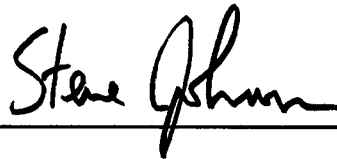
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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 52194
County Schedule Number : R1646645

2009 11 13 30

STIPULATION (As To Tax Year 2009 Actual Value)-

CIVIC CENTER, LLC
vs.
LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

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The Petitioner(s) and Respondent agree and stipulate as follows:

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

Land	\$	0
Improvement	\$	<u>168,400</u>
Total	\$	168,400

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

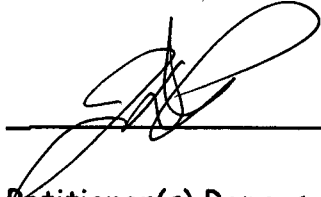
Land	\$	0
Improvement	\$	<u>148,600</u>
Total	\$	148,600

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2009.

Land	\$	0
Improvements	\$	<u>128,800</u>
Total	\$	128,800

6. The valuations, as established above, shall be binding only with respect to tax year 2009.
7. Brief narrative as to why the reduction was made:
Said property has seen an extremely high vacancy rate during the 18 month data collection period. Income and expense data provided by the petitioner warranted a reduction in value. Civic Center Village Condos.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 25 March 2010 be vacated.

DATED this 17th day of February 2010



Petitioner(s) Representative
J. D. Padilla

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144 N. Mason St

Fort Collins, Co 80524



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LARIMER COUNTY BOARD OF EQUALIZATION

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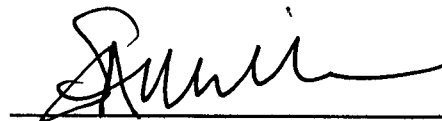
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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 52194

County Schedule Number : R1646646

2009-01-30

STIPULATION (As To Tax Year 2009 Actual Value)-

CIVIC CENTER, LLC

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent**

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

Land	\$	0
Improvement	\$	<u>172,500</u>
Total	\$	172,500

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

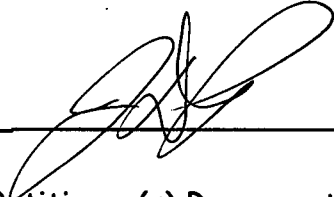
Land	\$	0
Improvement	\$	<u>172,500</u>
Total	\$	172,500

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2009.

Land	\$	0
Improvements	\$	<u>149,500</u>
Total	\$	149,500

6. The valuations, as established above, shall be binding only with respect to tax year 2009.
7. Brief narrative as to why the reduction was made:
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DATED this 17th day of February 2010



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J. D. Padilla

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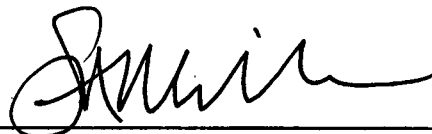
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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number(s): 52194

County Schedule Number : R1646647

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STIPULATION (As To Tax Year 2009 Actual Value)-

CIVIC CENTER, LLC

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent**

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The Petitioner(s) and Respondent agree and stipulate as follows:

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'Improvement Only' Commercial Condo located on the 1st floor of the Civic Center Parking Garage at 144 N. Mason St. 8 total units. The land under this condominium project is owned by the City of Fort Collins and is exempt from property taxes.
2. The subject property is classified as Commercial property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	0
Improvement	\$	<u>296,900</u>
Total	\$	296,900

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

Land	\$	0
Improvement	\$	<u>265,700</u>
Total	\$	265,700

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2009.

Land	\$	0
Improvements	\$	<u>218,800</u>
Total	\$	218,800

6. The valuations, as established above, shall be binding only with respect to tax year 2009.
7. Brief narrative as to why the reduction was made:
Said property has seen an extremely high vacancy rate during the 18 month data collection period. Income and expense data provided by the petitioner warranted a reduction in value. Civic Center Village Condos.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 25 March 2010 be vacated.

DATED this 17th day of February 2010



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