

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52717
Petitioner: DJG COMMERCIAL, 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.: R1145711

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: \$120,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 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 March 2010.



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

Melissa Nord

Melissa Nord

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 52717

County Schedule Number: R1145711, Parcel Number: 95133-59-002

STIPULATION (As To Tax Year 2009 Actual Value)-

**DJG COMMERCIAL, LLC
350 E 7TH ST STE 12
LOVELAND CO 80537**

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: An average quality, masonry, commercial office structure located at 441 E 4th Street in Loveland Colorado.
2. The subject property is classified as a commercial property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	50,300
Improvements	\$	112,100
Total	\$	<u>162,400</u>

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

Land	\$	50,300
Improvements	\$	112,100
Total	\$	<u>162,400</u>

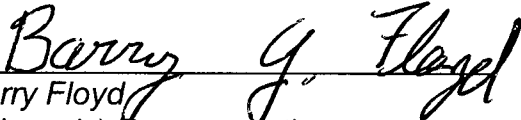
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5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2009.

Land	\$	50,300
Improvements	\$	69,700
Total	\$	<u>120,000</u>

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: After review of the cost, market and income approaches to value, along with owner supplied actual income, it was determined that a fair and equitable value for tax year 2009 would be \$120,000.
8. Both parties agree that the unscheduled hearing scheduled before the Board of Assessment be vacated.

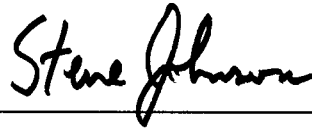
DATED this 15th day of January 2010



Barry Floyd
Petitioner(s) Representative

Address:

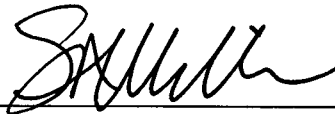
350 E. 7th Street, Ste ~~428~~
Loveland, CO 80537



STEVE JOHNSON, CHAIR OF THE
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