

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52718
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.: R0445860

Category: Valuation Property Type: Mixed Use
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: \$490,000
 (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.

Melissa Nord

Melissa Nord

Debra A. Baumbach

Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 52718

County Schedule Number: R0445860, Parcel Number: 95133-36-006

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, mixed-use structure, with retail on the main level and seven apartment units on the second floor, located at 120 E 4th Street in Loveland Colorado.
2. The subject property is classified as a mixed use property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	70,000
Improvements	\$	420,000
Total	\$	490,000

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

Land	\$	70,000
Improvements	\$	420,000
Total	\$	490,000

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5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to adjust the original 50%-50% split between commercial and residential to 32% commercial and 68% residential for tax year 2009.

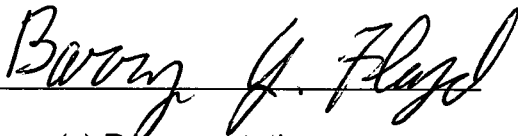
Land	\$	70,000
Improvements	\$	420,000
Total	\$	<u>490,000</u>

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 a physical inspection was made of the property and income and expense information was supplied it was determined that 68% of the property should be assessed at the residential rate and 32% should be assessed at the commercial rate, instead of the original 50-50 split. The properties actual value remains the same but the assessment rate split changes.

8. Both parties agree that the unscheduled hearing scheduled before the Board of Assessment be vacated.

DATED this 22nd day of January 2010



Petitioner(s) Representative

Address:

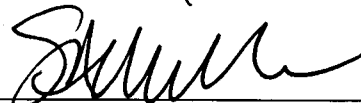
350 E. 7TH ST - STE B
LOVELAND, CO. 80537



STEVE JOHNSON, CHAIR OF THE
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