

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52736
Petitioner: 4409 LUCKY SHOT, 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.: R0200697

Category: Valuation Property Type: Vacant Land
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: \$129,600
 (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 12th day of July 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

Cara McKeller

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

FILED - 2 FILE: 11

Docket Number(s): 52736

County Schedule Number: R0200697, Parcel Number: 87314-00-027

STIPULATION (As To Tax Year 2009 Actual Value)

**4409 LUCKY SHOT, LLC
144 N. MASON ST. UNIT 4
FORT COLLINS, CO 80524
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: A 2.88 acre parcel of vacant land located on Timberline Rd. in Fort Collins, CO.
2. The subject property is classified as a vacant land property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	1,505,430
Improvements	\$	0
Total	\$	<u>1,505,430</u>

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

Land	\$	1,505,430
Improvements	\$	0
Total	\$	<u>1,505,430</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to adjust the 2009 value.


Land	\$	129,600
Improvements	\$	0
Total	\$	<u>129,600</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: adjusted to residential value of \$45,000 per acre; this parcel has no sewer service and only septic is available; owner attempted to gain approval from the City of Ft. Collins to develop the property into a Firestone tire store and was denied; the City of FC does not do "spot re-zoning;" and the parcel is not within the Harmony Corridor zoning area; confirmed by the City of Fort Collins; the parcel is used only as access to 1800 E. Harmony; there are residential subdivisions bordering on each side of subject property.

8. Both parties agree that the hearing, scheduled on July 26, 2010 at 8:30 AM, before the Board of Assessment be vacated.

DATED this 17th day of June 2010



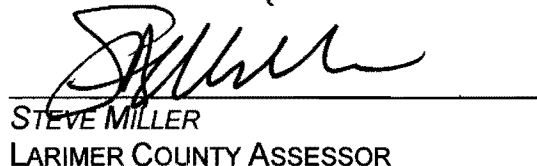
Petitioner(s) Representative

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