

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53025
Petitioner: YOUNASZAI AND ASSOCIATES, 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.: R1213318

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: \$1,339,200
 (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 10th 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): 53025
County Schedule Number : R1213318

STIPULATION (As To Tax Year 2009 Actual Value)-

YOUNOSZAI AND ASSOCIATES, LLC

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

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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: Two story office building that consists of 14,475 square feet part of lot 3, Strachan Sub 3rd, Fort Collins.
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	\$	187,880
Improvements	\$	<u>1,962,020</u>
Total	\$	2,149,900

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

Land	\$	187,880
Improvements	\$	<u>1,362,020</u>
Total	\$	1,549,900

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	\$	187,880
Improvements	\$	1,151,320
Total	\$	<u>1,339,200</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: Parcels involved are 97253-13-012 & 97253-13-025 (PARKING LOT). After further review of these parcels it is in order to match both to the market. Property has huge vacancies and rents are very low. CBOE adjustment to \$1,550,000 for 2009 CBOE decision. However, parcel 97253-13-012 is valued at \$1,550,000 and parking lot parcel 97253-13-025 is valued at \$210,730 or \$10/sf. The value of the vacant land parcel is fair and equitable & therefore withdrawn from BAA. The improved parcel (025) will be adjusted to bring both parcels total value to approx \$1,549,900.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 'not scheduled' be vacated.

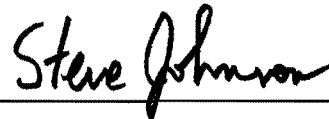
DATED this 10th day of February, 2010



Petitioner(s) Representative
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STEVE JOHNSON, CHAIR OF THE

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