

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53373
Petitioner: CHARLES T. AND ANNE G. KNIGHT , 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.: R1445642

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: \$4,850,000
 (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 4th day of August 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

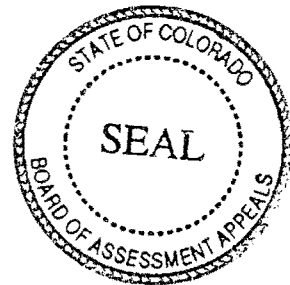
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 53373

County Schedule Number: R1445642, Parcel Number: 87311-14-002

2009-2 11 0:27

STIPULATION (As To Tax Year 2009 Actual Value)-

**KNIGHT, CHARLES T/ANNE G
PO BOX 50047
SANTA BARBARA, CA 93150
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 good quality office building constructed in 1998 and located on Automation in south Fort Collins. The legal description is : **LOT 2, HORSETOOTH EAST BUSINESS PARK MINOR SUB, FTC.**
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	\$	1,057,000
Improvements	\$	4,643,000
Total	\$	<u>5,700,000</u>

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

Land	\$	1,057,000
Improvements	\$	4,143,000
Total	\$	<u>5,200,000</u>

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

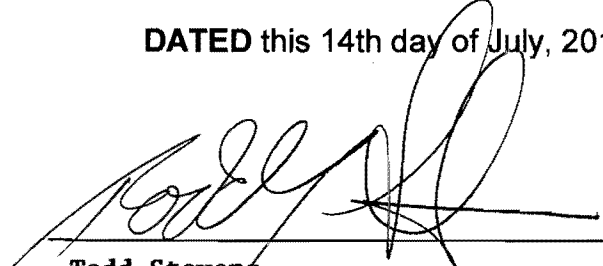
Land	\$	1,057,000
Improvements	\$	<u>3,793,000</u>
Total	\$	4,850,000

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: Actual income and expense information were supplied by the Petitioners agent. Further review of the cost, market, income and actual income approaches indicated a value reduction on the subject property.

8. Both parties agree that the scheduled hearing, on July 28, 2010 at 8:30 AM, before the Board of Assessment be vacated.

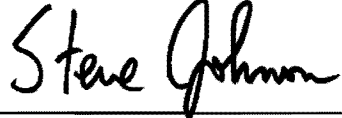
DATED this 14th day of July, 2010



Todd Stevens
Petitioner(s) Representative

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STEVE JOHNSON, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

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