

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 61648</b>
Petitioner: <b>TKH REAL ESTATE HOLDINGS LLC,</b>  v.  Respondent: <b>LARIMER COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R1169386**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:  
  

**Total Value:            \$3,365,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2012 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 18th day of July 2013.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

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

*Cara McKeller*

\_\_\_\_\_  
Cara McKeller



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

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Docket Number(s): 61648  
County Schedule Number : R1169386

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**STIPULATION (As To Tax Year 2012 Actual Value)**

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TKH REAL ESTATE HOLDINGS, LLC  
vs.  
LARIMER COUNTY BOARD OF EQUALIZATION,  
Respondent

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Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2012 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:  
Legal: PR TR A,B, & C PARK CENTRAL PUD, PH1, 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	\$	732,700
Improvements	\$	3,367,300
Total	\$	<u>4,100,000</u>

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

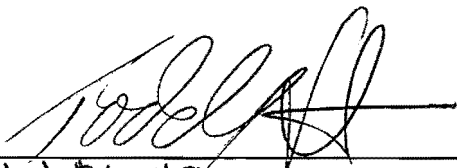
Land	\$	732,700
Improvements	\$	3,367,300
Total	\$	<u>4,100,000</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2012.

Land	\$	732,700
Improvements	\$	2,632,300
Total	\$	<u>3,365,000</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2012.
7. Brief narrative as to why the reduction was made:
8. Further review of the cost, market and income approaches along with physical inspection of the property; there is considerable damage to roof, pool, water damage to ceiling, parking lot; cost to cure has been applied.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 06/06/2013 be vacated.

**DATED** this 22nd day of April 2013



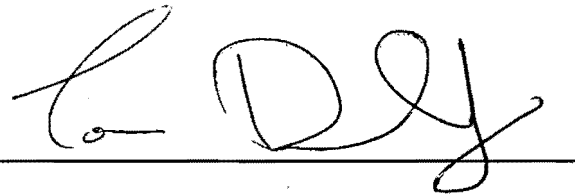
Docket # 61648

Petitioner(s) Representative

May 21st, 2013

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STEVE JOHNSON, CHAIR OF THE  
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