

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62099
Petitioner: ALBROOK PARTNERS LLC, v. Respondent: LINCOLN 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.: R258545314006

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$539,963

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2013 actual value of the subject property, as set forth above.

The Lincoln County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 10th day of October 2013.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

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



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 62099

2013 OCT -8 AM 5:39

STIPULATION (As To Tax Year(s) 2013/2014 Actual Value)

ALBROOK PARTNERS. LLC,
Petitioners,

vs.

LINCOLN COUNTY BOARD OF EQUALIZATION,
Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax year(s) (2013/2014) valuation of the property listed in this Petition and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation. Conference calls with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as **(COMMERCIAL)** and described as follows: **2486 Williams Ave. Limon, Colorado**, County Schedule Number: **R258545314006**.

A brief narrative as to why the reduction was made: After consideration to the income approach to value the board feels the value should be lowered to the amount below.

The parties have agreed that the 2013/2014 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2013/2014		2013/2014	
Land	\$281,942	Land	\$281,942
Improvements	\$404,854	Improvements	\$258,021
Personal		Personal	
	\$686,796	Total	\$539,963

The valuation, as established above, shall be binding only with respect to the tax year(s) 2013/2014. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled. Petitioner(s) agree to waive the right to any further appeal of R258545314006 for the assessment year(s) covered by this Stipulation. Respondent reserves the right to account for any value added or subtracted by any 'unusual conditions' that may have occurred between 1/1/2013 and 1/1/2014.

Both parties agree that (no interest) or (interest in the amount of \$0.00) shall be paid by the county to the petitioner in this matter and that the petitioner waives any and all other rights to recover (any) or (additional) interest.

DATED the 8th day of October 2013.

Steven Frank
Agent/Attorney/Petitioner

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Ted Lyons, Chairman of Board
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