

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 63237</b>
Petitioner: <b>HARMONY HOTELS 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.: R1639245**

**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:            \$5,600,000**

(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 Larimer County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 19th day of March 2014.

**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*

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Debra A. Baumbach

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Cara McKeller



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

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BOARD OF ASSESSMENT APPEALS  
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Docket Number(s): 63237  
County Schedule Number : R1639245

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**STIPULATION (As To Tax Year 2013 Actual Value)**

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HARMONY HOTELS LLC  
vs.  
LARIMER COUNTY BOARD OF EQUALIZATION,  
Respondent

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Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2013 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: **LOT 3, OAKRIDGE BUSINESS PARK 37<sup>TH</sup> FIL, 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	\$	649,900
Improvements	\$	<u>5,749,900</u>
Total	\$	6,399,800

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

Land	\$	649,900
Improvements	\$	<u>5,149,900</u>
Total	\$	5,799,800

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

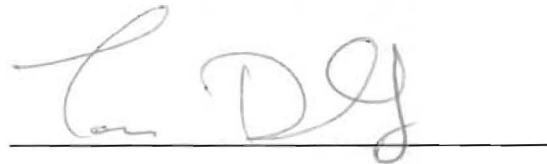
Land	\$	649,900
Improvements	\$	<u>4,950,100</u>
Total	\$	5,600,000

6. The valuations, as established above, shall be binding only with respect to tax year 2013.
7. Brief narrative as to why the reduction was made:  
  
Actual income and expense information was provided by Petitioner; correlated market, typical and actual income, weighting the actual income approach to arrive at a final value for tax year 2013.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 03/06/2014 be vacated.

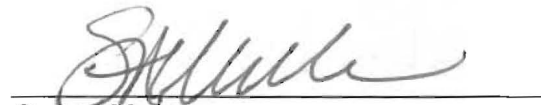
**DATED** this 27th day of January 2014

  
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Ryan Property Services  
Matthew W. Bling  
Petitioner(s) Representative

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TOM DONNELLY, CHAIR OF THE  
LARIMER COUNTY BOARD OF EQUALIZATION

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