

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 65083
Petitioner: WAGNER EQUIPMENT CO., 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.: R1603424

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2014 actual value of the subject property.
3. The parties agreed that the 2014 actual value of the subject property should be reduced to:

Total Value: \$2,600,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2014 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 20th day of March 2015.

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

Cara McKeller



3/11/15
65083
3/11/15

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

2015 MAR 17 AM 9:31

Docket Number(s): ~~65084~~
County Schedule Number : R1603424

STIPULATION (As To Tax Year 2014 Actual Value)

WAGNER EQUIPMENT CO
vs.
LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2014 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 1, BLOCK 3, HIGHLANDS INDUSTRIAL PARK SUBDIVISION
FIRST FILING, WIN (2001002923)
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	\$	582,900
Improvements	\$	<u>2,317,100</u>
Total	\$	<u>2,900,000</u>

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

Land	\$	582,900
Improvements	\$	<u>2,317,100</u>
Total	\$	<u>2,900,000</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2014.

Land	\$	582,900
Improvements	\$	2,017,100
Total	\$	<u>2,600,000</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2014.
7. Brief narrative as to why the reduction was made: After review of cost, market & income approaches to value, the value was reduced to \$2,600,000 for 2014.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on N/A be vacated.

DATED this 30h day of September 2014



David Johnson
Petitioner(s) Representative

Address:

Joseph C. Sansone Co.
18040 Edison Ave
Chesterfield, MO 63005
(636)733-5455



TOM DONNELLY CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

Address:

LARIMER COUNTY ATTORNEY
224 Canyon Avenue Suite 200
Post Office Box 1606
Fort Collins, Colorado 80522
Telephone: (970)498-7450



STEVE MILLER
LARIMER COUNTY ASSESSOR

Address:

Post Office Box 1190
Fort Collins, Colorado 80522
Telephone: (970)498-7050