

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 65085</b>
Petitioner: <b>POUDRE VALLEY COOPERATIVE ASSN. INC.,</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.: R1617971**  
  
**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:            \$2,275,000**  
 (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 5th day of January 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

\_\_\_\_\_  
Melissa Nord



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): 65085  
County Schedule Number : R1617971

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS  
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**STIPULATION (As To Tax Year 2014 Actual Value)**

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POUDRE VALLEY COOPERATIVE ASSN INC

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,  
Respondent

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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: TRACT ONE, POUDRE VALLEY CO-OP EXEMPTION, AMENDED PLAT OF TRACTS "A" AND "B" (2002055764)
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	\$	415,000
Improvements	\$	<u>2,079,990</u>
Total	\$	2,494,900

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

Land	\$	415,000
Improvements	\$	<u>2,079,990</u>
Total	\$	2,494,900

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	\$	415,000
Improvements	\$	<u>1,860,000</u>
Total	\$	2,275,000

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 further review and income information discussed for the 'equipment' buildings (sheds) on the subject property, it was a mutual agreement to lower the value to a fair and equitable value of \$2,275,000.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 9<sup>th</sup>, 2015 be vacated.

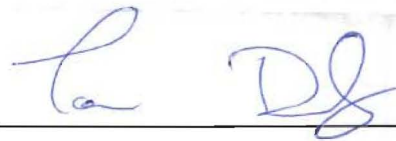
**DATED** this 14th day of November 2014



Petitioner(s) Representative  
Joseph C. Sansone Company  
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Address:

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*TOM DONNELLY, CHAIR OF THE*

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