

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69239
Petitioner: <b>BROADSTONE FC COLORADO 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.: R1652571**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

**Total Value: \$13,100,000**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2016 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 10th day of November 2016.

**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

*G. Katardzic*

\_\_\_\_\_  
Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

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BD OF ASSESSMENT APPEALS

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Docket Number(s): 69239  
County Schedule Number : R1652571

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**STIPULATION (As To Tax Year 2016 Actual Value)**

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BROADSTONE FC COLORADO LLC

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,  
Respondent

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Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2016 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, IRON HORSE FILING TWO, JSTN (20120033427)
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	\$	2,591,800
Improvements	\$	<u>16,408,200</u>
Total	\$	19,000,000

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

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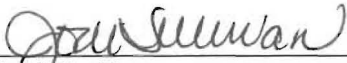
Land	\$	2,591,800
Improvements	\$	<u>11,518,200</u>
Total	\$	14,110,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2016.

Land	\$	2,591,800
Improvements	\$	10,508,200
Total	\$	<u>13,100,000</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2016.
7. Brief narrative as to why the reduction was made: After review of the market and typical income approach to value, the value was reduced to \$13,100,000 for 2016.
8. Both parties agree that the hearing before the Board of Assessment Appeals be vacated.

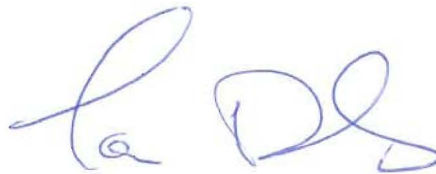
**DATED** this 27th day of September 2016



Jodi Sullivan  
Petitioner(s) Representative

Address:

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