

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 70525
Petitioner: DOWNSMORE LLC 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.: R0333557+1
 Category: Valuation/Protest Appeal Property Type: Vacant Land
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value: \$2,483,480
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

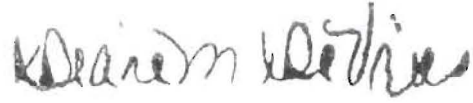
ORDER:

Respondent is ordered to reduce the 2017 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 9th day of March 2018.

BOARD OF ASSESSMENT APPEALS

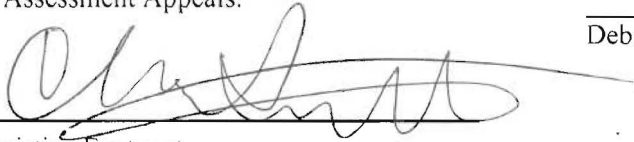


Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Christine Fontenot



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 70525
County Schedule Number : R0333557

BOARD OF ASSESSMENT APPEALS
2018 FEB 27 AM 8:03

STIPULATION (As To Tax Year 2017 Actual Value)

DOWNSMORE LLC
vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2017 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:
W 1/2 OF NE 22-6-88; LESS 4.34 AC STATE HWY, LESS 1400-250 & 251, 1428-578, 1429-28, WIN
2. The subject property is classified as a Vacant Land property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	1,633,500
Improvements	\$	0
Total	\$	<u>1,633,500</u>

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

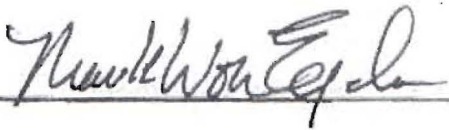
Land	\$	1,633,500
Improvements	\$	0
Total	\$	<u>1,633,500</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2017.

Land	\$	1,241,400
Improvements	\$	0
Total	\$	<u>1,241,400</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2017.
7. Brief narrative as to why the reduction was made: 1 of 2 parcels discounted for metes and bounds designation with ROW encumbrances rather than the platted parcel, which is the other part of this BAA hearing. No value change on R1642260.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 01/19/2018 be vacated.

DATED this 7th day of February 2018.



Petitioner(s) Representative
Mark von Engeln
Assest Realty Advisors

Address:

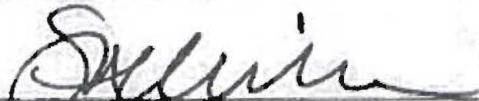
5 E. Belleview Drive
Greenwood Village, CO 80121



STEVE JOHNSON, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

BOARD OF ASSESSMENT APPEALS

Docket Number(s): 70525
County Schedule Number : R1642260

2018 FEB 27 AM 8: 03

STIPULATION (As To Tax Year 2017 Actual Value)

DOWNSMORE LLC
vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2017 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:
LOT 2, WESTGATE COMMERCIAL CENTER SUB THIRD FIL, WIN (20080083146)
2. The subject property is classified as a Platted Vacant Land property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	1,242,080
Improvements	\$	0
Total	\$	1,242,080

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

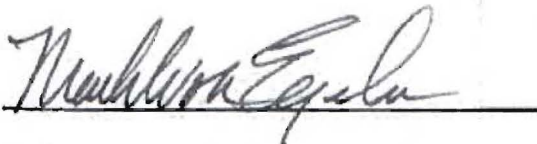
Land	\$	1,242,080
Improvements	\$	0
Total	\$	1,242,080

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2017.

Land	\$	1,242,080
Improvements	\$	0
Total	\$	1,242,080

6. The valuations, as established above, shall be binding only with respect to tax year 2017.
7. Brief narrative as to why the reduction was made: No value change on R1642260. 1 of 2 parcels discounted for metes and bounds designation with ROW encuberances rather than this platted parcel, which is the other part of this BAA hearing. Value change on R0333557.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 01/19/2018 be vacated.

DATED this 7th day of February 2018.



Petitioner(s) Representative

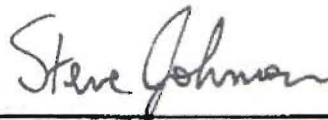
Mark von Engeln

Assest Realty Advisors

Address:

5 E. Belleview Drive

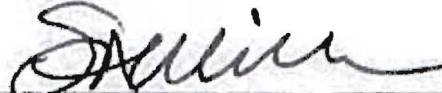
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STEVE JOHNSON, CHAIR OF THE
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