

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 70634
Petitioner: GUARANTY BANK AND TRUST v. Respondent: LARIMER COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted 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.: R1242024
 Category: Valuation/Protest Appeal Property Type: Commercial
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: \$1,775,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

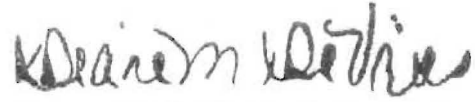
ORDER:

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 13th day of March 2018.

BOARD OF ASSESSMENT APPEALS

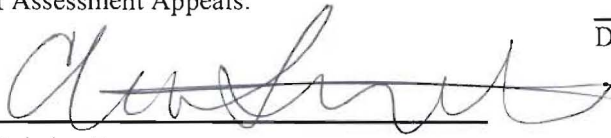


Diane M. DeVries

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**

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Docket Number(s): 70634
County Schedule Number : R1242024

AMENDED STIPULATION (As To Tax Year 2017 Actual Value)

GUARANTY BANK AND TRUST COMPANY
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:
Legal: TR A, RYAN GULCH 1ST ADD, LOV; LESS 99057870 (ROW),
2001088352 (ROW)
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	\$	784,800
Improvements	\$	<u>1,315,200</u>
Total	\$	2,100,000

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

Land	\$	784,800
Improvements	\$	<u>1,065,200</u>
Total	\$	1,850,000

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	\$	784,800
Improvements	\$	990,200
Total	\$	<u>1,775,000</u>

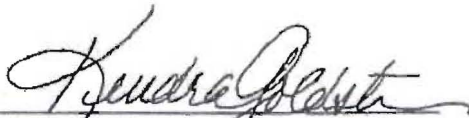
2017 *ℓ*

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: After review of the market, and income approach to value, the value was reduced to \$1,775,000 for 2017.

8. Both parties agree that the hearing before the Board of Assessment Appeals on January 8th, 2018 be vacated.

DATED this 20th day of December 2017



Kendra L. Goldstein, Esq.
Petitioner(s) Representative

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Steve Johnson
~~LEW GAITER~~ CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

Address:

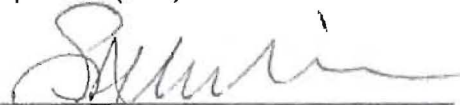
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