

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 70650
Petitioner: WATERBURY ORCHARDS 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.: R1663501+6
 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: \$15,700,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

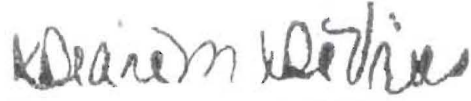
ORDER:

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 21st day of December 2017.

BOARD OF ASSESSMENT APPEALS

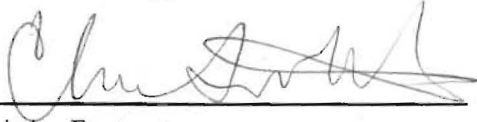


Diane M. DeVries

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**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

2017 DEC 19 AM 10:06

Docket Number(s): 70650

County Schedule Number: 1663501+6, Parcel Number: 95031-27-001+6

STIPULATION (As To Tax Year 2017 Actual Value)-

**WATERBURY ORCHARDS LLC
1801 OAKLAND BLVD STE 310
WALNUT CREEK, CA 94596**

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: The Orchards Shopping Center, which is located in Loveland Colorado and is made up of seven separate parcels.
2. The subject property is classified as a Shopping Center property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	4,022,200
Improvements	\$	12,150,400
Total	\$	<u>16,172,600</u>

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

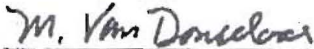
Land	\$	4,022,200
Improvements	\$	12,150,400
Total	\$	<u>16,172,600</u>

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	\$	4,022,200
Improvements	\$	11,677,800
Total	\$	<u>15,700,000</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: After review of the cost, market, and income approaches to value along with analysis of owner supplied income information, it was determined that an adjustment is warranted.
8. Both parties agree that the hearing scheduled before the Board of Assessment on February 22, 2018 be vacated.


DATED this 22nd day of November 2017



Michael Van Donselaar
Duff and Phelps
Petitioner(s) Representative

Address:

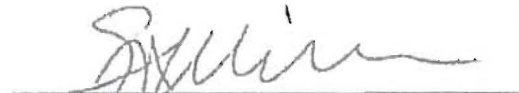
1200 17th Street, Suite 990
Denver, CO 80202



LEW GAITER III
LARIMER COUNTY BOARD OF EQUALIZATION

Address:

HARDEN, SCHMIDT, HASS & HAAG PC
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