

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket No.: 70876

Petitioner:

JOHNSTOWN PLAZA LLC

v.

Respondent:

LARIMER COUNTY BOARD OF EQUALIZATION

ORDER ON STIPULATION

THE PARTIES TO THIS ACTION entered into Stipulations, which have been approved by the Board of Assessment Appeals. Copies of the Stipulations are attached and incorporated as a part of this Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. The subject properties are described as follows:

County Schedule No.: R1660762
Appeal Category: Valuation
Current Classification: Commercial Vacant Land

County Schedule No.: R1660187
Appeal Category: Valuation
Current Classification: Commercial Vacant Land

County Schedule No.: R1660188
Appeal Category: Valuation
Current Classification: Commercial

County Schedule No.: R1660189
Appeal Category: Valuation
Current Classification: Commercial

County Schedule No.: R1660192
Appeal Category: Valuation
Current Classification: Commercial

County Schedule No.: R1660194
Appeal Category: Valuation
Current Classification: Commercial

County Schedule No.: R1660196
Appeal Category: Valuation
Current Classification: Commercial Vacant Land

County Schedule No.: R1660197
Appeal Category: Valuation
Current Classification: Commercial Vacant Land

2. Petitioner is protesting the 2017 actual value of all of the subject properties and also the 2017 classification for Schedule R1660762.
3. The parties agreed that the 2017 classification and actual value of the subject properties should be as follows:

Classification: Commercial Vacant Land for Schedules R1660197, R1660196, and R1660187

Commercial for Schedules R1660188, R1660189, R1660192, and R1660194

Agricultural for Schedule R1660762

Actual Value: Total Actual Value for all of the Schedules of \$6,684,778

(Reference the attached Stipulations)

4. The Board concurs with the Stipulations.

ORDER:

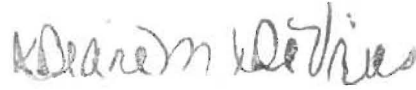
Respondent is ordered to change the 2017 classification of Schedule R1660762 to agricultural.

Respondent is ordered to change the 2017 actual value of the subject properties as set forth above.

The Larimer County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 30th day of January, 2018.

BOARD OF ASSESSMENT APPEALS

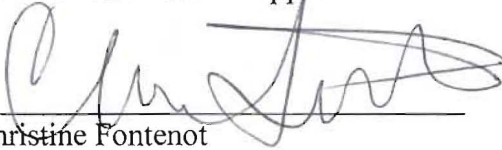


Diane M. DeVries



Debra A. Baumbach

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



Christine Fontenot

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Docket Number(s): 70876
County Schedule Number : R1660197

2018 JAN 19 AM 9:58

STIPULATION (As To Tax Year 2017 Actual Value)

JOHNSTOWN PLAZA 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:
Legal: LOT 4, BLK 2, 2534 FILING NO 14, JSTN (20160007747)
2. The subject property is classified as a Commercial Vacant Land property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	728,000
Improvements	\$	0
Total	\$	<u>728,000</u>

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

Land	\$	728,000
Improvements	\$	0
Total	\$	<u>728,000</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	\$	463,400
Improvements	\$	0
Total	\$	<u>463,400</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: After review of the owners actual market, the value was reduced to \$463,400.
8. Both parties agree that the hearing before the Board of Assessment Appeals on January 19th, 2018 be vacated.

DATED this 22nd day of December 2017



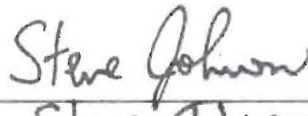
William F. Garcia, Esq.
Petitioner(s) Representative

Address:

5586 W. 19th St, Suite 2000

Greeley, CO 80634

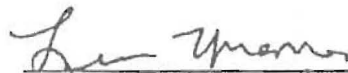
(970)339-3500



Steve Johnson, Chair
LEW GAITER CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2018 JAN 19 AM 9:58

Docket Number(s): 70876
County Schedule Number : R1660196

STIPULATION (As To Tax Year 2017 Actual Value)

JOHNSTOWN PLAZA 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:
Legal: LOT 3, BLK 2, 2534 FILING NO 14, JSTN (20160007747)
2. The subject property is classified as a Commercial Vacant Land property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	1,770,000
Improvements	\$	0
Total	\$	<u>1,770,000</u>

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

Land	\$	1,770,000
Improvements	\$	0
Total	\$	<u>1,770,000</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	\$	1,315,000
Improvements	\$	0
Total	\$	<u>1,315,000</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2017.
7. Brief narrative as to why the increase was made: After review of the owners actual market, the value was decreased to \$1,315,000.
8. Both parties agree that the hearing before the Board of Assessment Appeals on January 19th, 2018 be vacated.

DATED this 22nd day of December 2017



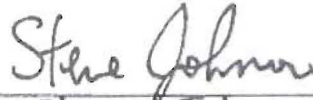
William F. Garcia, Esq.
Petitioner(s) Representative

Address:

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Greeley, CO 80634

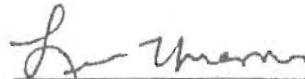
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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Docket Number(s): 70876
County Schedule Number : R1660187

2018 JAN 19 AM 9:58

STIPULATION (As To Tax Year 2017 Actual Value)

JOHNSTOWN PLAZA 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:
Legal: LOT 2, BLK 3, 2534 FILING NO 13, JSTN (20160007746)
2. The subject property is classified as a Commercial Vacant Land property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	728,000
Improvements	\$	0
Total	\$	<u>728,000</u>

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

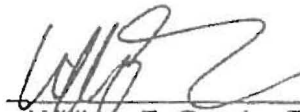
Land	\$	728,000
Improvements	\$	0
Total	\$	<u>728,000</u>

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	\$	463,400
Improvements	\$	0
Total	\$	<u>463,400</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: After review of the owners actual market, the value was reduced to \$463,400.
8. Both parties agree that the hearing before the Board of Assessment Appeals on January 19th, 2018 be vacated.

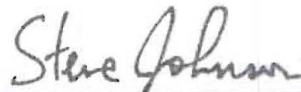
DATED this 22nd day of December 2017



William F. Garcia, Esq.
Petitioner(s) Representative

Address:

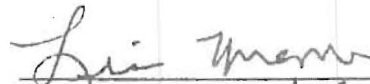
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Steve Johnson, Chair BCC
LEW GAITER CHAIR OF THE
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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Docket Number(s): 70876
County Schedule Number : R1660188

2018 JAN 19 AM 9:58

STIPULATION (As To Tax Year 2017 Actual Value)

JOHNSTOWN PLAZA 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:
Legal: LOT 3, BLK 3, 2534 FILING NO 13, JSTN (20160007746)
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	\$	315,000
Improvements	\$	<u>762,500</u>
Total	\$	1,077,500

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

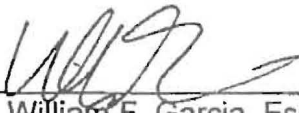
Land	\$	315,000
Improvements	\$	<u>762,500</u>
Total	\$	1,077,500

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	\$	200,200
Improvements	\$	762,500
Total	\$	962,700

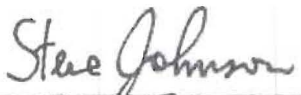
6. The valuations, as established above, shall be binding only with respect to tax year 2017.
7. Brief narrative as to why the reduction was made: After review of the owners actual market on the land portion, it was reduced to \$200,200 or \$962,700 total..
8. Both parties agree that the hearing before the Board of Assessment Appeals on January 19th, 2018 be vacated.

DATED this 22nd day of December 2017



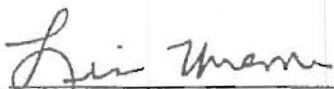
William F. Garcia, Esq.
Petitioner(s) Representative

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Steve Johnson, Chair BCC
LEW GAITER CHAIR OF THE
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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

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BO OF ASSESSMENT APPEALS
2018 JAN 19 AM 9:58

Docket Number(s): 70876
County Schedule Number : R1660189

STIPULATION (As To Tax Year 2017 Actual Value)

JOHNSTOWN PLAZA 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:
Legal: LOT 4, BLK 3, 2534 FILING NO 13, JSTN (20160007746)
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	\$	458,000
Improvements	\$	<u>1,216,900</u>
Total	\$	1,674,900

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

Land	\$	458,000
Improvements	\$	<u>1,216,900</u>
Total	\$	1,674,900

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	\$	291,700
Improvements	\$	1,216,900
Total	\$	<u>1,508,600</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 owners actual market on the land portion, it was reduced to \$291,700 or \$1,508,600 total.
8. Both parties agree that the hearing before the Board of Assessment Appeals on January 19th, 2018 be vacated.

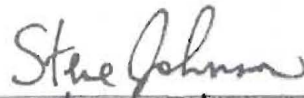
DATED this 22nd day of December 2017



William F. Garcia, Esq.
Petitioner(s) Representative

Address:

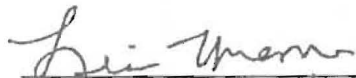
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Steve Johnson, Chair
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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Docket Number(s): 70876
County Schedule Number : R1660192

2018 JAN 19 AM 9:58

STIPULATION (As To Tax Year 2017 Actual Value)

JOHNSTOWN PLAZA 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:
Legal: LOT 8, BLK 3, 2534 FILING NO 13, JSTN (20160007746)
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	\$	906,000
Improvements	\$	251,400
Total	\$	<u>1,157,400</u>

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

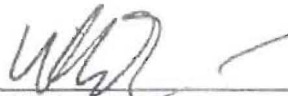
Land	\$	906,000
Improvements	\$	251,400
Total	\$	<u>1,157,400</u>

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	\$	576,500
Improvements	\$	251,400
Total	\$	<u>827,900</u>

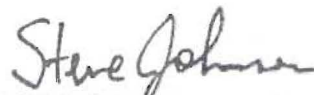
6. The valuations, as established above, shall be binding only with respect to tax year 2017.
7. Brief narrative as to why the reduction was made: After review of the owners actual market on the land portion, it was reduced to \$576,500 or \$827,900 total.
8. Both parties agree that the hearing before the Board of Assessment Appeals on January 19th, 2018 be vacated.

DATED this 22nd day of December 2017



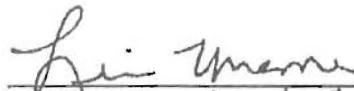
William F. Garcia, Esq.
Petitioner(s) Representative

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Steve Johnson, Chair
LEW GAITER CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

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BOARD OF ASSESSMENT APPEALS

2018 JAN 19 AM 9:58

Docket Number(s): 70876
County Schedule Number : R1660194

STIPULATION (As To Tax Year 2017 Actual Value)

JOHNSTOWN PLAZA 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:
Legal: LOT 1, BLK 2, 2534 FILING NO 14, JSTN (20160007747)
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	\$	582,000
Improvements	\$	<u>772,200</u>
Total	\$	1,354,200

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


Land	\$	582,000
Improvements	\$	<u>772,200</u>
Total	\$	1,354,200

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	\$	370,200
Improvements	\$	<u>772,200</u>
Total	\$	1,142,400

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 owners actual market on the land portion, it was reduced to \$370,200 or \$1,142,400 total.
8. Both parties agree that the hearing before the Board of Assessment Appeals on January 19th, 2018 be vacated.

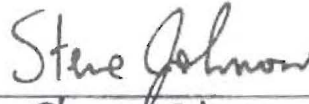
DATED this 22nd day of December 2017



William F. Garcia, Esq.
Petitioner(s) Representative

Address:

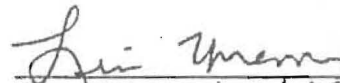
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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

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BOARD OF ASSESSMENT APPEALS

Docket Number(s): 70876
County Schedule Number : R1660762

2018 JAN 19 AM 9: 58

STIPULATION (As To Tax Year 2017 Actual Value)

JOHNSTOWN PLAZA 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:
Legal: LOT 1, 2534 FILING NO 16, JSTN (20160019186)
2. The subject property is classified as a Commercial Vacant Land property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	2,130,000
Improvements	\$	0
Total	\$	<u>2,130,000</u>

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

Land	\$	2,130,000
Improvements	\$	0
Total	\$	<u>2,130,000</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	\$	1,378
Improvements	\$	0
Total	\$	<u>1,378</u>

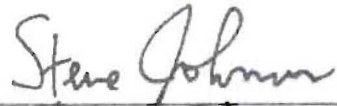
6. The valuations, as established above, shall be binding only with respect to tax year 2017.
7. Brief narrative as to why the reduction was made: After review of the owners agricultural documentation, the value was reduced to an agricultural classification of \$1,378.
8. Both parties agree that the hearing before the Board of Assessment Appeals on January 19th, 2018 be vacated.

DATED this 22nd day of December 2017



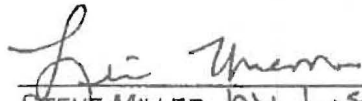
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