

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 71000
Petitioner: GC NET LEASE INVESTORS LLC 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.: R1176102
 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: \$8,100,000
 (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 26th day of April 2018.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

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

Gordana Katardzic

Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

2010 APR 18 AM 8:16

Docket Number(s): 71000

County Schedule Number: R1176102, Parcel Number: 95024-32-002

STIPULATION (As To Tax Year 2017 Actual Value)-

**GC Net Lease Investors LLC
380 W 37th St
Loveland, CO 80538**

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: A single family residence, which is located in Loveland, Colorado.
2. The subject property is classified as a Industrial property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	1,949,600
Improvements	\$	<u>6,850,400</u>
Total	\$	8,800,000

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

Land	\$	1,949,600
Improvements	\$	<u>6,850,400</u>
Total	\$	8,800,000

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

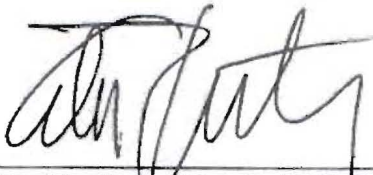
Land	\$	1,949,600
Improvements	\$	6,150,400
Total	\$	<u>8,100,000</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2017.

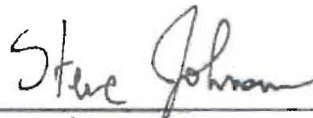
7. Brief narrative as to why the reduction was made: Income information reevaluated for this property; typical income and vacant status resulted in a lower value. The Petitioner and Respondent agreed.

8. Both parties agree that the hearing scheduled before the Board of Assessment be vacated.

DATED this 20th day of March 2018



Alex Martinez, Marvin F. Poir & Co.
Petitioner(s)'s Representative



STEVE JOHNSON
LARIMER COUNTY BOARD OF EQUALIZATION

Address:

410 17th St, Ste 1175
Denver, CO 80202

Address:

LARIMER COUNTY ATTORNEYS OFFICE
224 Canyon Avenue, Suite 200
Post Office Box 1606
Fort Collins, Colorado 80522
Telephone: (970)498-7450



STEVE MILLER by Lisa Thierne
LARIMER COUNTY ASSESSOR

Deputy

Address:

Post Office Box 1190
Fort Collins, Colorado 80522
Telephone: (970)498-7050

RECEIVED

MAR 21 2018

RECEIVED

MAR 21 2018