

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>NEW SPALL LLC</b> v.</p> <p>Respondent:</p> <p><b>LARIMER COUNTY BOARD OF EQUALIZATION</b></p>	<p><b>Docket No.: 71344</b></p>
<p><b>ORDER ON STIPULATION</b></p>	

**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 Order on Stipulation.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:

County Schedule No.:	R1630395
Appeal Category:	VALUATION
Current Classification:	COMMERCIAL
  
2. Petitioner is protesting the 2017 classification of the subject property.
  
3. The parties agreed that the 2017 classification of the subject property should be as follows:

Classification:	COMMERCIAL/RESIDENTIAL
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(Reference the attached Stipulation)
  
4. The Board concurs with the Stipulation.

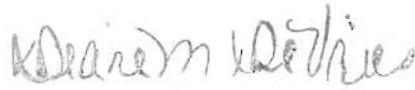
**ORDER:**

Respondent is ordered to change the 2017 classification of the subject property as set forth above.

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

**DATED AND MAILED** this 8<sup>th</sup> day of November, 2018.

**BOARD OF ASSESSMENT APPEALS**

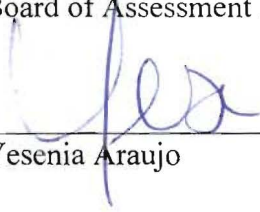


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Diane M. DeVries



\_\_\_\_\_  
Debra A. Baumbach

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



\_\_\_\_\_  
Yesenia Araujo

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

2018 SEP 26 AM 9:31

Docket Number(s): 71344  
County Schedule Number: R1630395

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**STIPULATION (As To Tax Year 2017 Actual Value)**

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NEW SPALL LLC  
vs.

LARIMER COUNTY BOARD OF EQUALIZATION,  
Respondent

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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, SPANIER SUB AMD LOT 6 AND POR E 1/2 NE 1/4 34-5-73(20040028911)
2. The subject property is classified as a Commercial / Residential property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	229,600
Improvements	\$	1,750,400
Total	\$	<u>1,980,000</u>

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

Land	\$	229,600
Improvements	\$	1,750,400
Total	\$	<u>1,980,000</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	\$	229,600
Improvements	\$	1,750,400
Total	\$	<u>1,980,000</u>

**NOTE:** After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to reduce the **Assessed valuation** from \$526,654 to \$492,086 based on the reason stated in # 7.

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 **Assessed valued** changed to account for percentage of rooms nights used at 30 days stays vs nightly rooms stays. See attached.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 9/14/2018 be vacated.

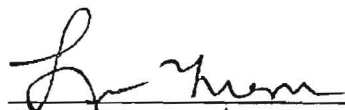
**DATED** this 13th day of August 2018

  
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Petitioner(s) Representative

Address:  
NEW SPALL LLC  
PO BOX 1379  
LONGMONT, CO 80502  
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STEVE JOHNSON, CHAIR OF THE  
LARIMER COUNTY BOARD OF EQUALIZATION

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

  
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Deputy STEVE MILLER by Lisa Thieme  
LARIMER COUNTY ASSESSOR

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

Comm Land	Comm Imps	Res Land	Res Imps	Total
202400	1559500	27200	190900	1980000
202400	1400929	27200	349471	1980000
0	-158571	0	158571	0
Docket # 71344 Account # R1630395 New Spall				
Comm Land	Comm Imps	Res Land	Res Imps	Total
\$58,696	\$452,255	\$1,958	\$13,745	\$526,654
\$58,696	\$406,270	\$1,958	\$25,162	\$492,086
0	-45985	0	11417	-34568