

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 71385</b>
Petitioner: <b>SUITE 1 LLC</b>  v.  Respondent: <b>LARIMER COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R1644764+3**  
**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: \$3,300,000**  
 (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 20th day of July 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.

*Yesenia Araujo*

Yesenia Araujo



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

#50121  
STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

2018 JUL 18 PM 4:49

Docket Number(s): 71385  
County Schedule Number R1644764

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STIPULATION (As To Tax Year 2017 Actual Value)

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SUITE1 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: UNIT 1, FOXTRAIL OFFICE CONDOS SUPP 2, LOV (20070048779)

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	\$	198,000
Improvements	\$	<u>802,000</u>
Total	\$	1,000,000

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

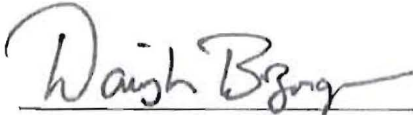
Land	\$	198,000
Improvements	\$	<u>706,400</u>
Total	\$	904,400

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	\$	198,000
Improvements	\$	665,000
Total	\$	<u>863,000</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 market & income approach and owners Appraisal, the value was reduced to \$863,000.
8. Both parties agree that the hearing before the Board of Assessment Appeals on July 27th, 2018 be vacated.

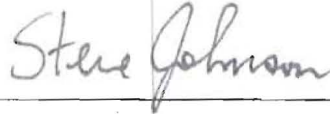
DATED this 15th day of May 2018



Dariush Bozorgpour  
Petitioner(s) Representative

Address:

Property Tax Advisors, Inc.  
3090 South Jamaica Ct, Suite 204  
Aurora, CO 80014  
(303)-368-0500

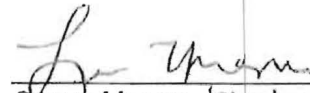


STEVE JOHNSON CHAIR OF THE  
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Docket Number(s): 71385  
County Schedule Number R1644765

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

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SUITE1 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:**

3. The property subject to this Stipulation is described as:  
Legal: UNIT 2, FOXTRAIL OFFICE CONDOS SUPP 2, LOV (20070048779)

4. The subject property is classified as a Commercial property.

3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	204,400
Improvements	\$	827,600
Total	\$	<u>1,032,000</u>

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

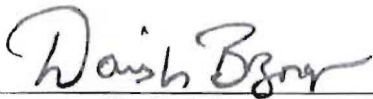
Land	\$	204,400
Improvements	\$	729,100
Total	\$	<u>933,500</u>

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	\$	204,400
Improvements	\$	662,300
Total	\$	<u>866,700</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2017.
8. Brief narrative as to why the reduction was made: After review of the market & income approach and owners Appraisal, the value was reduced to \$866,700.
8. Both parties agree that the hearing before the Board of Assessment Appeals on July 27th, 2018 be vacated.

DATED this 15th day of May 2018



Dariush Bozorgpour  
Petitioner(s) Representative

Address:

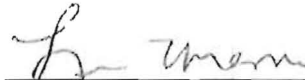
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BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

# 5014B  
STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2018 JUL 18 PM 4:49

Docket Number(s): 71385  
County Schedule Number R1644766

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STIPULATION (As To Tax Year 2017 Actual Value)

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SUITE1 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:**

5. The property subject to this Stipulation is described as:  
Legal: UNIT 3, FOXTRAIL OFFICE CONDOS SUPP 2, LOV (20070048779)

6. The subject property is classified as a Commercial property.

3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	204,100
Improvements	\$	827,900
Total	\$	1,032,000

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

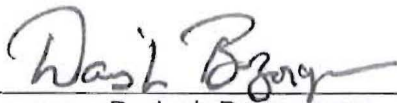
Land	\$	204,100
Improvements	\$	728,300
Total	\$	932,400

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	\$	204,100
Improvements	\$	661,600
Total	\$	<u>865,700</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2017.
9. Brief narrative as to why the reduction was made: After review of the market & income approach and owners Appraisal, the value was reduced to \$865,700.
8. Both parties agree that the hearing before the Board of Assessment Appeals on July 27th, 2018 be vacated.


DATED this 15th day of May 2018



Dariush Bozorgpour  
Petitioner(s) Representative

Address:

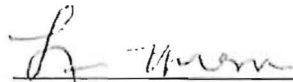
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BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

#5014C  
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BOARD OF ASSESSMENT APPEALS  
2018 JUL 18 PM 4:49

Docket Number(s): 71385  
County Schedule Number R1644767

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STIPULATION (As To Tax Year 2017 Actual Value)

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vs.

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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:**

7. The property subject to this Stipulation is described as:  
Legal: UNIT 4, FOXTRAIL OFFICE CONDOS SUPP 2, LOV (20070048779)

8. The subject property is classified as a Commercial property.

3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	166,100
Improvements	\$	<u>672,400</u>
Total	\$	838,500

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

Land	\$	166,100
Improvements	\$	<u>592,700</u>
Total	\$	758,800

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

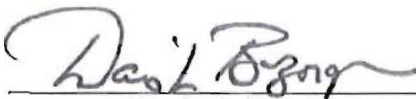
Land	\$	166,100
Improvements	\$	538,500
Total	\$	<u>704,600</u>

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

10. Brief narrative as to why the reduction was made: After review of the market & income approach and owners Appraisal, the value was reduced to \$704,600.

8. Both parties agree that the hearing before the Board of Assessment Appeals on July 27th, 2018 be vacated.

DATED this 15th day of May 2018



Dariush Bozorgpour  
Petitioner(s) Representative

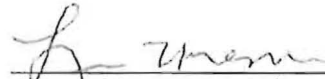
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