

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 76454</b>
Petitioner: <b>CANVAS CREDIT UNION</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.: R1251724+1**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

**Total Value: \$1,485,500**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

**DATED** this 22nd day of April 2021.

**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.



---

Sondra W. Mercier

*Martha Hernandez Sanchez*  
Martha Hernandez Sanchez



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): 76454  
County Schedule Number : R1251724 AND R1307843

**STIPULATION (As To Tax Year 2019 Actual Value)**

**Canvas Credit Union**

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,  
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2019 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:

**R1251724:** PT BLK 1, 1ST REPLAT OF BOARDWALK AT THE LANDINGS PUD, FTC DESC: BEG AT SERLY COR SD BLK (BEING NERLY COR WHALERS WAY), TH WRLY ALG NRLY ROW SD WHALERS WAY ALG CUR TO L C/A 5 54' 14" RAD 927.75 FT L/C S 67 42' 47" W 95.56 FT ARC 95.6 FT, TH S 64 45' 40" W 149.11 FT TPOB, TH CONT S 64 45' 40" W 173.4 FT, TH ALG CUR TO R C/A 85 44' 11" RAD 15 FT L/C N 67 22' 15" W 22.25 FT ARC 25.06 FT TO ERLY ROW BOARDWALK DR, TH NRLY ALG SD ERLY ROW ALG CUR TO L C/A 8 15' 58" RAD 890 FT L/C N 23 38' 8" W 99.46 FT ARC 99.55 FT, TH N 27 46' 7" W 96.01 FT, TH LEAV SD ERLY ROW S 89 45' 31" E 220.28 FT, S 21.29 FT, S 25 14' 20" E 97.81 FT TPOB (CONT .71 AC)(SPLIT FROM 97364 19 001) LESS POR IN 89027733

**R1307843:** PT BLK 1, 1ST REPLAT OF BOARDWALK AT THE LANDINGS PUD, FTC, DESC AS BEG AT SRLY COR BLK 1 (BEING NERLY COR WHALERS WAY), TH WRLY ALG NRLY ROW ALG CUR L, C/A 5 54' 14", RAD 927.75 FT, L/C S 67 42' 47" W 95.56 FT, ARC 95.6 FT, S 64 45' 40" W 220.82 FT, N 25 14' 20" W 32.5 FT TPOB, S 64 25' 52" W 60 FT, N 25 34' 8" W 60 FT, S 64 25' 52" W 30 FT, N 25 34' 8" W 76 FT, N 64 25' 52" E 30.2 FT, S 25 34' 08" E 16 FT, N 64 25' 52" E 30 FT, S 25 34' 08" E 44 FT, N 64 25' 52" E 29.8 FT, S 25 34' 8" E 78 FT TPOB (SPLIT FROM 97364 19 005)

2. The subject property is classified as a Commercial property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

R1251724

R1307843

Land	\$	500
Improvem	\$	0
ental	\$	<u>500</u>

Land	\$	286,000
Improvements	\$	<u>1,285,100</u>
Total	\$	<u>1,571,100</u>

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

	<u>R1251724</u>		<u>R1307843</u>
Land	\$ 500	Land	\$ 286,000
Improvements	\$ 0	Improvements	\$ 1,285,100
<b>Total</b>	<b>\$ 500</b>	<b>Total</b>	<b>\$ 1,571,100</b>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2019.

	<u>R1251724</u>		<u>R1307843</u>
Land	\$ 500	Land	\$ 286,000
Improvements	\$ 0	Improvements	\$ 1,199,000
<b>Total</b>	<b>\$ 500</b>	<b>Total</b>	<b>\$ 1,485,000</b>

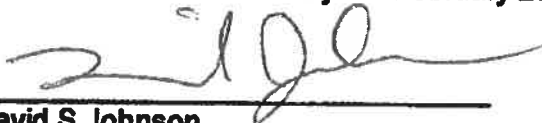
6. The valuations, as established above, shall be binding only with respect to tax year 2019.

7. Brief narrative as to why the reduction was made:

When doing more indepth research, adjustments to should be made for age and location of the property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 8, 2020 be vacated.

DATED this 5th day of February 2020



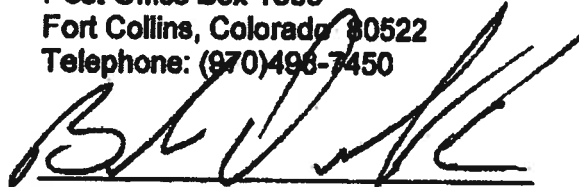
David S Johnson  
Petitioner(s) Representative



JOHN KEFALAS  
STEVE JOHNSON, CHAIR OF THE  
LARIMER COUNTY BOARD OF EQUALIZATION

Address:  
18040 Edison Avenue  
Chesterfield MO 63005  
\_\_\_\_\_  
\_\_\_\_\_

Address:\_\_\_\_\_  
LARIMER COUNTY ATTORNEY  
224 Canyon Avenue Suite 200  
Post Office Box 1606  
Fort Collins, Colorado 80522  
Telephone: (970)496-7450



BOB OVERBECK  
LARIMER COUNTY ASSESSOR

Address:  
Post Office Box 1190

**Fort Collins, Colorado 80522**  
**Telephone: (970)498-7050**