

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 76465
Petitioner: APROPO INC 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.: R0528463
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: \$2,300,000
(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 12th day of March 2020.

BOARD OF ASSESSMENT APPEALS

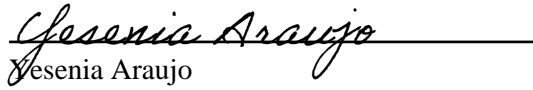


Diane M. DeVries

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



Debra A. Baumbach



Cesenia Araujo



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

2020 FEB 18 PM 3:00

Docket Number(s): 76465
County Schedule Number: R0528463 Parcel Number: 35252-27-024

STIPULATION (As To Tax Year 2019 Actual Value)-

**APROPO INC
2305 BROADWAY ST
BOULDER, CA 80302**

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: A part of a set of retail, restaurant, and convenience store properties comprising a large shopping center, which is located in Loveland, Colorado.
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	\$	1,000,000
Improvements	\$	1,500,000
Total	\$	2,500,000

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

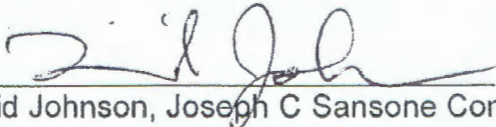
Land	\$	1,000,000
Improvements	\$	1,500,000
Total	\$	2,500,000

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

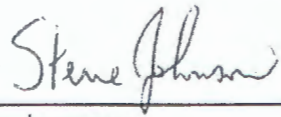
Land	\$	1,000,000
Improvements	\$	1,300,000
Total	\$	2,300,000

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: Adjustments made after consideration of actual income and expense information (below market rent) vs typical for the subject area in pertinent years. More weight was given to the income approach than market approach. The cost approach was not considered. The Petitioner and Respondent agreed.
8. Both parties agree that the hearing scheduled before the Board of Assessment be vacated.

DATED this 24th day of January, 2020



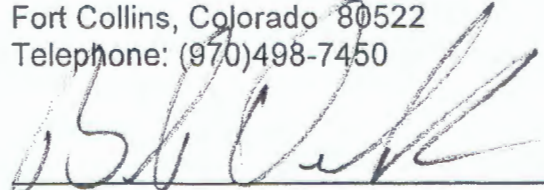
David Johnson, Joseph C Sansone Company
Petitioner(s)'s Representative



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