

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 79751
Petitioner: MORGUARD SETTLERS CREEK APARTMENTS 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.: R1646839
Category: Valuation/Protest Appeal Property Type: Residential
2. Petitioner is protesting the 2020 actual value of the subject property.
3. The parties agreed that the 2020 actual value of the subject property should be reduced to:

Total Value: \$47,000,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2020 actual value of the subject property, as set forth above.

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

DATED this 4th day of March 2021.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

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

Debra A. Baumbach

Martha Hernandez Sanchez
Martha Hernandez Sanchez



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 79751
County Schedule Number : R1646839

STIPULATION (As To Tax Year 2020 Actual Value)

MORGUARD SETTLERS CREEK APARTMENTS LLC

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2020 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 1 SETTLERS CREEK FIRST REPLAT, FTC (20080057409)
2. The subject property is classified as a Multi-Family property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$ 10,806,580
Improvement	\$ <u>37,693,420</u>
Total	\$ 48,500,000

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

:

Land	\$ 10,806,580
Improvement	\$ <u>37,693,420</u>
Total	\$ 48,500,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2020.

Land	\$	10,806,580
Improvements	\$	36,193,420
Total	\$	47,000,000

6. The valuations, as established above, shall be binding only with respect to tax year 2020.

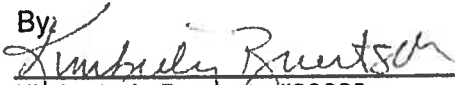
7. Brief narrative as to why the reduction was made:

Agent for the petitioner provided the actual lease information on the property. Relied heavily on lease information to arrive at a better value for the property.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 03/5/2021 be vacated.

DATED this 19th day of January, 2021

Petitioner(s) Representative
Marvin F. Poer and Company

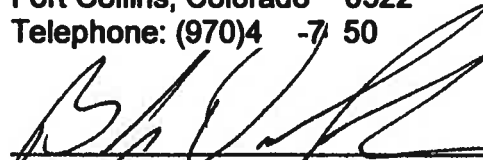
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