

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 79875
Petitioner: TOLL CO I 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.: R1656683+65
Category: Valuation/Protest Appeal Property Type: Commercial
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: \$7,920,000
(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 10th day of January 2022.

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

Stephanie Cobos

Stephanie Cobos



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 79875
County Schedule Number : R1656683 + 65

STIPULATION (As To Tax Year 2020 Actual Value)

Toll Co I 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 18, BLOCK 4, KECHTER FARM PLD FILING 1 FTC, (20140024916)

+65 (see attached)
2. The subject property is classified as a Vacant Residential property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	8,283,000
Improvements	\$	<u>0</u>
Total	\$	8,283,000

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

:

Land	\$	8,283,000
Improvements	\$	<u>0</u>
Total	\$	8,283,000

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	\$	7,920,000
Improvements	\$	0
Total	\$	<u>7,920,000</u>

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:

Intervening year was very close to meeting absorption rate that was set the year prior. Adjustment made with new absorption calculations.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 05/26/2021 be vacated.

DATED this 19th day of April 2021




Petitioner(s) Representative
Todd Stevens
Stevens & Associates/Inc.

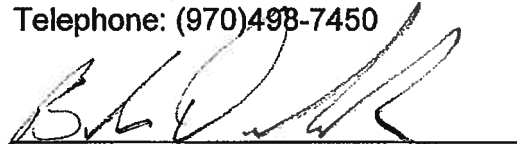
Address:
10303 E Dry Creek Rd, Ste 240
Englewood, CO 80112



JOHN KEFALAS, 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

Attest: 
Deputy Clerk



BOB OVERBECK
LARIMER COUNTY ASSESSOR

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



SCHEDULE NUMBER	PARCEL NUMBER	2020 VALUE	STIPULATED VALUE
R1656683	8608409018	\$ 125,500.00	\$ 120,000.00
R1656685	8608410002	\$ 125,500.00	\$ 120,000.00
R1656686	8608410003	\$ 125,500.00	\$ 120,000.00
R1656687	8608410004	\$ 125,500.00	\$ 120,000.00
R1656688	8608410005	\$ 125,500.00	\$ 120,000.00
R1658971	8608429002	\$ 125,500.00	\$ 120,000.00
R1658972	8608429003	\$ 125,500.00	\$ 120,000.00
R1658973	8608429004	\$ 125,500.00	\$ 120,000.00
R1658974	8608429005	\$ 125,500.00	\$ 120,000.00
R1658975	8608429006	\$ 125,500.00	\$ 120,000.00
R1658976	8608429007	\$ 125,500.00	\$ 120,000.00
R1658977	8608429008	\$ 125,500.00	\$ 120,000.00
R1658978	8608429009	\$ 125,500.00	\$ 120,000.00
R1658979	8608430001	\$ 125,500.00	\$ 120,000.00
R1658980	8608430002	\$ 125,500.00	\$ 120,000.00
R1658981	8608430003	\$ 125,500.00	\$ 120,000.00
R1658982	8608430004	\$ 125,500.00	\$ 120,000.00
R1658983	8608430005	\$ 125,500.00	\$ 120,000.00
R1658984	8608430006	\$ 125,500.00	\$ 120,000.00
R1658985	8608430007	\$ 125,500.00	\$ 120,000.00
R1658986	8608430008	\$ 125,500.00	\$ 120,000.00
R1658987	8608430009	\$ 125,500.00	\$ 120,000.00
R1658988	8608430010	\$ 125,500.00	\$ 120,000.00
R1658990	8608430012	\$ 125,500.00	\$ 120,000.00
R1658992	8608430014	\$ 125,500.00	\$ 120,000.00
R1658993	8608430015	\$ 125,500.00	\$ 120,000.00
R1658995	8608431001	\$ 125,500.00	\$ 120,000.00
R1658996	8608431002	\$ 125,500.00	\$ 120,000.00
R1658997	8608431003	\$ 125,500.00	\$ 120,000.00
R1659002	8608431008	\$ 125,500.00	\$ 120,000.00
R1659003	8608431009	\$ 125,500.00	\$ 120,000.00
R1659004	8608431010	\$ 125,500.00	\$ 120,000.00
R1659005	8608431011	\$ 125,500.00	\$ 120,000.00
R1659006	8608431012	\$ 125,500.00	\$ 120,000.00
R1659008	8608431014	\$ 125,500.00	\$ 120,000.00
R1659009	8608431015	\$ 125,500.00	\$ 120,000.00
R1659010	8608431016	\$ 125,500.00	\$ 120,000.00
R1659013	8608432003	\$ 125,500.00	\$ 120,000.00
R1659014	8608432004	\$ 125,500.00	\$ 120,000.00
R1659015	8608432005	\$ 125,500.00	\$ 120,000.00
R1659016	8608432006	\$ 125,500.00	\$ 120,000.00
R1659017	8608432007	\$ 125,500.00	\$ 120,000.00
R1659018	8608432008	\$ 125,500.00	\$ 120,000.00
R1659019	8608432009	\$ 125,500.00	\$ 120,000.00
R1659020	8608432010	\$ 125,500.00	\$ 120,000.00
R1659021	8608432011	\$ 125,500.00	\$ 120,000.00

R1659022	8608432012	\$	125,500.00	\$	120,000.00
R1659024	8608432014	\$	125,500.00	\$	120,000.00
R1659025	8608432015	\$	125,500.00	\$	120,000.00
R1659026	8608432016	\$	125,500.00	\$	120,000.00
R1659028	8608433002	\$	125,500.00	\$	120,000.00
R1659029	8608433003	\$	125,500.00	\$	120,000.00
R1659030	8608433004	\$	125,500.00	\$	120,000.00
R1659032	8608433006	\$	125,500.00	\$	120,000.00
R1659033	8608433007	\$	125,500.00	\$	120,000.00
R1659034	8608433008	\$	125,500.00	\$	120,000.00
R1659035	8608433009	\$	125,500.00	\$	120,000.00
R1659036	8608433010	\$	125,500.00	\$	120,000.00
R1659037	8608433011	\$	125,500.00	\$	120,000.00
R1659038	8608433012	\$	125,500.00	\$	120,000.00
R1659039	8608433013	\$	125,500.00	\$	120,000.00
R1659040	8608433014	\$	125,500.00	\$	120,000.00
R1659041	8608433015	\$	125,500.00	\$	120,000.00
R1659044	8608434002	\$	125,500.00	\$	120,000.00
R1659051	8608434009	\$	125,500.00	\$	120,000.00
R1659180	8608429001	\$	125,500.00	\$	120,000.00

TOTAL VALUE \$ 8,283,000.00 \$ 7,920,000.00