

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 79881
Petitioner: AUTOWASH MANHATTAN REAL ESTATE 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.: R1634455
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: \$625,000
(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 1st day of December 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



Stephanie Cobos



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 79881
County Schedule Number : R1634455

STIPULATION (As To Tax Year 2020 Actual Value)

AUTOWASH MANHATTAN REAL ESTATE 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, PARK SOUTH COMMERCIAL PLAZA 4TH FTC (20050042115)
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:

Land	\$	194,848
Improvement	\$	<u>675,152</u>
Total	\$	870,000

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

:

Land	\$	194,848
Improvement	\$	<u>675,152</u>
Total	\$	870,000

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	\$	194,848
Improvements	\$	430,152
Total	\$	<u>625,000</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:

Market and Cost information was re-examined to support a lower value. Income approach was considered but deemed unreliable.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 05/28/2021 be vacated.

DATED this 15th day of April, 2021



Petitioner(s) Representative
Stevens and Associates
Todd Stevens

Address:


10303 E Dry Creek Rd Suite 240
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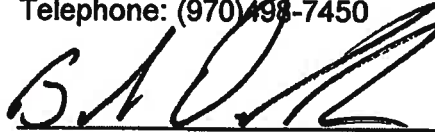


JOHN KEFALAS, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

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Attest: 
Deputy Clerk



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LARIMER COUNTY ASSESSOR

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