

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>ARC IV LLC,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>WELD COUNTY BOARD OF COMMISSIONERS.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Ronald S. Loser, Esq Address: 1700 Lincoln St., #1300 Denver, CO 80203 Phone Number: (303) 866-9400 Attorney Reg. No.: 1685</p>	<p><b>Docket Number: 40227</b></p>
<p><b>ORDER ON STIPULATION</b></p>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been approved 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.: R8022399**

**Category: Refund/Abatement      Property Type: Residential**
2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Total \$11,800,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

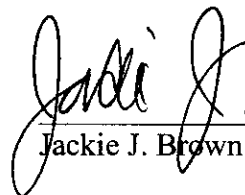
The Weld County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 16<sup>th</sup> day of August, 2003.

This decision was put on the record

August 15, 2003

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

  
Jackie J. Brown

**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 40227  
Single County Schedule Number RB022199 Abatement: Appeal

**STIPULATION (As To Tax Year 2001 Actual Value)**

ARC IV, LLC - Represented by Marvin F. Poer & Co./Agents  
Petitioner(s),

vs.

WELD COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2001 valuation of the subject property, and jointly move that arbitration of the property in question be hereby resolved.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as: Stoneybrook Subdivision - a mobile/modular home park located in Greeley, Colorado. The value includes land and improvements.

2. The subject property is classified as Residential property (what type).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2001:

Land	\$ <u>13,225,000</u>
Improvements	\$ <u>---</u>
Total	\$ <u>13,225,000</u>

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

Land	\$ <u>13,225,000</u>
Improvements	\$ <u>---</u>
Total	\$ <u>13,225,000</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2001 actual value for the subject property:

Land	\$ <u>11,800,000</u>
Improvements	\$ <u>---</u>
Total	\$ <u>11,800,000</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2001.

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

The purchase price included a sizable credit for completion of approximately 120 additional home sites as well as certain parts of the clubhouse/pool facility.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 9/4/03 (date) at 1:00p.m. (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_\_ (check if appropriate).

DATED this 13th day of August, 2003.

*[Signature]* #1685

Petitioner(s) or Attorney  
Ronald S. Loser

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C/O Mr. [unclear]

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*[Signature]* #13241

County Attorney for Respondent,  
Board of Equalization

Address:

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Telephone: 970-356-4000X4391

*[Signature]*  
County Assessor

Address:  
1400 N. 17th Avenue  
Greeley, CO 80631

Docket Number 40227  
StipCnty.mst

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Single Schedule No. 8022399 - Abatement Appeal