

| | |
|--|-----------------------------|
| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | |
| Petitioner: BULL RUN LIMITED PARTNERSHIP, v. Respondent: LARIMER COUNTY BOARD OF EQUALIZATION. | |
| Attorney or Party Without Attorney for the Petitioner: Name: Kenneth S. Kramer, Esq. Berenbaum, Weinshienk & Eason, P.C. Address: 370 17 th Street, Suite 4800 Denver, CO 80202 Phone Number: 303.825.0800 | Docket Number: 42398 |
| ORDER ON STIPULATION | |

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.: R1588250

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Total: \$6,680,000.00

[PLEASE REFERENCE ATTACHED STIPULATION]

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

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

DATED/MAILED this 2nd day of June, 2005.

This decision was put on the record

June 1, 2005

BOARD OF ASSESSMENT APPEALS

Karen E Hart

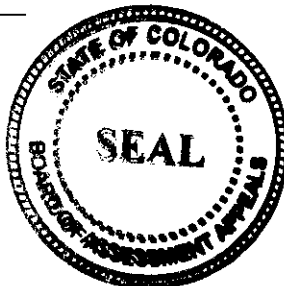
Karen E. Hart

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

Keela K. Steele
Keela K. Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 42398
County Schedule Number R1588250

STIPULATION (As To Tax Year 2003 Actual Value)

BULL RUN LTD PARTNERSHIP
Petitioner

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2003 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
TRACT D, WATERFIELD PUD, 1ST FIL, FTC
2. Based upon investigation and analysis, it is the opinion of the appraisers that the value \$6,680,000 accurately reflects the market value of the subject property.
3. The County Assessor originally assigned the following actual value on the subject property:

| | | |
|-------------|----|------------------|
| Land | \$ | 1,362.064 |
| Improvement | \$ | <u>6,030.000</u> |
| Total | \$ | 7,392.064 |

FILED
APR 11 2003
CLERK OF DISTRICT COURT
DISTRICT 10
DENVER, COLORADO

4. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following tax year 2003 actual value for the subject property.

| | | | |
|-------------|----|-----------|-------|
| Land | \$ | 1,362,064 | |
| Improvement | \$ | 5,317,936 | _____ |
| Total | \$ | 6,680,000 | |

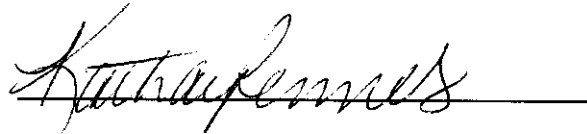
5. The valuations, as established above, shall be binding only with respect to tax year 2003.
6. Brief narrative as to why the reduction was made:
Based upon investigation and analysis, it is the opinion of the appraisers that the value \$6,680,000 accurately reflects the market value of the subject property.
7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **20 April 2005** be vacated.

DATED this 9 day of March 2005



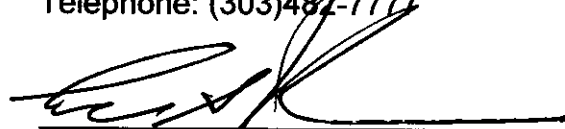
Petitioner(s) Representative

Berenbaum, Weinshienk & Eason, P.C.
Kenneth Kramer, Esq
370 17th Street Suite 4800
Denver, Colorado 80202



KATHAY C. RENNELS,, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

Address:
HARDEN, SCHMIDT, HASS & HAAG PC
Ninth Floor, First Tower Bldg.
Post Office Box 1606
Fort Collins, Colorado 80522
Telephone: (303)482-7777



LARRY G. JOHNSON
LARIMER COUNTY ASSESSOR

Address:
Post Office Box 1190
Fort Collins, Colorado 80522
Telephone: (303)498-7054