

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>JAMES L. ARVIDSON,</b>  v.  Respondent:  <b>LARIMER COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner:  Name: James L. Arvidson Address: 3065 Wildes Road Loveland, CO 80538 Phone Number: 970.667.4469	<b>Docket Number: 42453</b>
<b>ORDER ON STIPULATION</b>	

**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.: R1588266+35**  
  
**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2003 actual value of the subject property.

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

Land:	\$ 180,000.00
Improvements:	<u>\$3,456,000.00</u>
Total:	\$3,636,000.00

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 21<sup>st</sup> day of March, 2005.

This decision was put on the record

March 18, 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): 42453

County Schedule Number: R1588266 +35

Complete listing of parcel and schedule numbers is attached.

**STIPULATION (As To Tax Year 2003 Actual Value)**

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**Arvidson, James L.**  
**Petitioner**

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,**  
**Respondent**

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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(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:  
Units 1 – 12, Bldg A, Stone Ridge Condos, EP  
Units 1 – 12, Bldg B, Stone Ridge Condos, EP  
Units 1 – 12, Bldg C, Stone Ridge Condos, EP
2. The subject property is classified as a residential property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2003:

Land	\$	5000.
Improvement	\$	<u>142900</u>
Total	\$	147900

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

Land	\$	5000
Improvement	\$	<u>125000</u>
Total	\$	130000

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5. 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	\$	5000
Improvement	\$	<u>96000</u>
Total	\$	101000

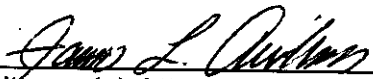
6. The valuations, as established above, shall be binding only with respect to tax year 2003.
7. Brief narrative as to why the reduction was made:

Per review of subject properties and surrounding comparable sales sold between 1-1-2001 and 6-30-2002, the estimated actual value should be \$101,000 for each of the 36 condominiums.

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8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 18, 2005 (date) at 8:30 AM (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_\_ (check if appropriate).

DATED this 2<sup>nd</sup> day of March, 2005.



Petitioner(s) Attorney

Address:

3065 Wildes Road  
Loveland, Colorado 80538  
Telephone: (970) 667-4469



Kathay Rennels, Chair

LARIMER COUNTY BOARD OF EQUALIZATION

Address:

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Post Office Box 1606  
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LARIMER COUNTY ASSESSOR

Address:

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

Docket Number 42453  
StipCnty.mst

Docket 42453, year 2003

2530466001	R1588267
2530466002	R1588269
2530466003	R1588270
2530466004	R1588271
2530466005	R1588272
2530466006	R1588273
2530466007	R1588274
2530466008	R1588275
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2530468008	R1588299
2530468009	R1588268
2530468010	R1588264
2530468011	R1588265
2530468012	R1588266

Building A

Building B

Building C