

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 43781</b>
Petitioner: <b>RIVER VALLEY VILLAGE MOBILE HOME PARK LLP,</b> v. Respondent: <b>WELD COUNTY BOARD OF EQUALIZATION.</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.: 131310100037**

**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:  

**Total Value:            \$4,725,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2004 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 19th day of August 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

August 18, 2005

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*Karen E Hart*

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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*

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Debra A. Baumbach

*Keela Steele*

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Keela Steele



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 41508 + 43781      1313-10-1-00-037  
Single County Schedule Number  
ACT. # -0073387

STIPULATION (As To Tax Year 2003 + 2004 Actual Value)

River Valley Village Mobile Home Park

Petitioner(s),

AGENT: Matthew Poling  
DeLoitte + Touche  
565 17<sup>th</sup> STREET, Suite 3600  
Denver, CO. 80202

vs.

WELD COUNTY BOARD OF EQUALIZATION

Respondent.

Fax # 303-312-4000

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003/04 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:  
A Mobile Home Park Located @ 10910 TURNER BLVD IN  
LEAF MOUNT CO.

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$	<u>4,935,000</u>	.00
Improvements	\$	<u>                    </u>	.00
Total	\$	<u>4,935,000</u>	.00

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

Land	\$	<u>4,935,000</u>	.00
Improvements	\$	<u>                    </u>	.00
Total	\$	<u>4,935,000</u>	.00

Single Schedule No.

1

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2003+04 actual value for the subject property:

Land	\$	<u>4,725,000</u>	.00
Improvements	\$	<u>                    </u>	.00
Total	\$	<u>4,725,000</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2003 + 2004

7. Brief narrative as to why the reduction was made:  
VALUES WERE REDUCED BASED UPON MORE INFORMATION PROVIDED TO THE ASSESSOR PRIOR TO HEARING. VALUES ARE IN LINE WITH SIMILAR MOBILE HOME PARKS ON A PER SPACE BASIS AND THIS ENHANCES VALUES FOR THE ENTIRE DATE PERIOD OF 2003/2004

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on AUGUST 24<sup>TH</sup> 2005 (date) at 9:30 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 AUGUST 2005

[Signature]  
Petitioner(s) or Attorney

Cynda Grainger #13241  
County Attorney for Respondent,  
Board of Equalization

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Ch DeWitt Tax LLP  
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Denver, CO 80202

Address:  
915 10<sup>th</sup> St P.O. Box 758  
Greeley, CO 80632

Telephone: (303) 309-2191

Telephone: 970-356-4000x4391

[Signature] 8-3-05  
County Assessor

Address:  
1400 N. 17<sup>TH</sup> AVE.  
Greeley, CO  
80631

Docket Number 41508  
StipCnty.mst

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Single Schedule No. 130-10-1-00-037 2