

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44130
Petitioner: VILLAGE HOMES, v. Respondent: LARIMER COUNTY BOARD OF EQUALIZATION.	
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.: R1609548+184

Category: Valuation Property Type: Vacant Land
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: \$5,416,000

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

DATED AND MAILED this 9th day of January 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 18, 2006

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 Steele

Keela Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 44130
County Schedule Number : R1609548 +184

STIPULATION (As To Tax Year 2004 Actual Value)-

VILLAGE HOMES OF COLORADO, INC
Petitioner(s)

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2004 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:
185 parcels within the Willowbrook Subdivision, Fort Collins, Colorado
See Exhibit A for individual Schedule and Parcel numbers
2. The subject property is classified as a Residential property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	<u>6,974,500</u>
Improvements	\$	<u>0</u>
Total	\$	<u>6,974,500</u>

See Exhibit A for individual parcel values

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

Land	\$	<u>6,974,500</u>
Improvements	\$	<u>0</u>
Total	\$	<u>6,974,500</u>

See Exhibit A for individual parcel values

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2004.

Land	\$	5,416,000
Improvements	\$	0
Total	\$	5,416,000

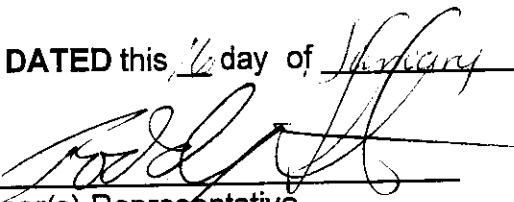
See Exhibit A for individual parcel values

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

7. Brief narrative as to why the reduction was made: It was determined a different absorption rate of 7 years to be more appropriate. The smaller lots, originally valued at \$34,200, were revalued at \$22,200. The larger lots revalued at \$29,300 instead of \$34,200. The 2nd filing, absorption rate of 7 years revalued these parcels to \$49,300 from \$60,100. Lots that were undeveloped as of January 1, 2004 were incorrectly given a present worth value. The value of the undeveloped lots should have been \$16,200,

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 3, 2005 be vacated.

DATED this 16 day of February



Petitioner(s) Representative
Stevens & Associates INC.

Address:

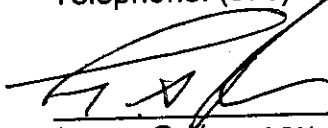
Todd J. Stevens
640 Plaza Dr Suite 290
Littleton, Co 80129



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

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Post Office Box 1606
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LARRY G. JOHNSON
LARIMER COUNTY ASSESSOR

Address:

Post Office Box 1190
Fort Collins, Colorado 80522
Telephone: (970)498-7092

EXHIBIT A

Parcel	Schedule	2004 Land Val.	Stipulation Val.	Sub
8604407002	R1609439	34200	22200	8040
8604407003	R1609440	34200	22200	8040
8604407004	R1609441	34200	22200	8040
8604407005	R1609442	34200	22200	8040
8604407006	R1609443	34200	22200	8040
8604407019	R1609456	34200	22200	8040
8604407020	R1609457	34200	22200	8040
8604407021	R1609458	34200	22200	8040
8604407022	R1609459	34200	22200	8040
8604407023	R1609460	34200	22200	8040
8604407024	R1609461	34200	22200	8040
8604407054	R1609491	34200	22200	8040
8604407055	R1609492	34200	22200	8040
8604407056	R1609433	34200	22200	8040
8604407057	R1609494	34200	22200	8040
8604407058	R1609495	34200	22200	8040
8604407059	R1609496	34200	22200	8040
8604407060	R1609497	34200	22200	8040
8604407061	R1609498	34200	22200	8040
8604407062	R1609499	34200	22200	8040
8604407063	R1609500	34200	22200	8040
8604407064	R1609501	34200	22200	8040
8604407065	R1609502	34200	22200	8040
8604407066	R1609503	34200	22200	8040
8604407067	R1609504	34200	22200	8040
8604407068	R1609505	34200	22200	8040
8604407069	R1609506	34200	22200	8040
8604407070	R1609507	34200	22200	8040
8604407071	R1609508	34200	22200	8040
8604407072	R1609509	34200	22200	8040
8604407073	R1609510	34200	22200	8040
8604407074	R1609511	34200	22200	8040
8604407075	R1609512	34200	22200	8040
8604407076	R1609513	34200	22200	8040
8604407077	R1609514	34200	29300	8040
8604407078	R1609515	34200	29300	8040
8604407079	R1609516	34200	29300	8040
8604407080	R1609517	34200	29300	8040
8604407081	R1609518	34200	29300	8040
8604407082	R1609519	34200	29300	8040
8604407083	R1609520	34200	29300	8040
8604407084	R1609521	34200	29300	8040
8604407085	R1609522	34200	29300	8040
8604407086	R1609523	34200	29300	8040
8604407087	R1609524	34200	29300	8040
8604407088	R1609525	34200	29300	8040
8604407089	R1609526	34200	29300	8040
8604407090	R1609527	34200	29300	8040
8604407091	R1609528	34200	29300	8040

CONTINUAL

EXHIBIT A

Parcel	Schedule	2004 Land Val	Stipulation Val	Sup
8604407092	R1609529	34200	29300	8040
8604407093	R1609530	34200	29300	8040
8604407094	R1609531	34200	29300	8040
8604407095	R1609532	34200	29300	8040
8604407103	R1609540	34200	29300	8040
8604407104	R1609541	34200	29300	8040
8604407105	R1609542	34200	29300	8040
8604407110	R1609547	34200	29300	8040
8604407111	R1609548	34200	29300	8040
8604407112	R1609549	34200	29300	8040
8604407113	R1609550	34200	29300	8040
8604407114	R1609551	34200	29300	8040
8604407115	R1609552	34200	29300	8040
8604407116	R1609553	34200	29300	8040
8604407117	R1609554	34200	29300	8040
8604407118	R1609555	34200	29300	8040
8604407119	R1609556	34200	29300	8040
8604407120	R1609557	34200	29300	8040
8604407121	R1609558	34200	29300	8040
8604407122	R1609559	34200	29300	8040
8604407123	R1609560	34200	29300	8040
8604407124	R1609561	34200	29300	8040
8604407125	R1609562	34200	29300	8040
8604407126	R1609563	34200	16200	8040
8604407127	R1609564	34200	16200	8040
8604407128	R1609565	34200	16200	8040
8604407129	R1609566	34200	16200	8040
8604407130	R1609567	34200	16200	8040
8604407131	R1609568	34200	15200	8040
8604407132	R1609569	34200	16200	8040
8604407133	R1609570	34200	16200	8040
8604407134	R1609571	34200	16200	8040
8604407135	R1609572	34200	16200	8040
8604407136	R1609573	34200	16200	8040
8604407137	R1609574	34200	16200	8040
8604407138	R1609575	34200	16200	8040
8604407139	R1609576	34200	16200	8040
8604407140	R1609577	34200	16200	8040
8604407141	R1609578	34200	16200	8040
8604407142	R1609579	34200	16200	8040
8604407233	R1609670	34200	22200	8040
8604407234	R1609671	34200	22200	8040
8604407262	R1609699	34200	29300	8040
8604407263	R1609700	34200	29300	8040
8604407264	R1609701	34200	29300	8040
8604407267	R1609704	34200	29300	8040
8604407268	R1609705	34200	29300	8040
8604407269	R1609706	34200	29300	8040
8604407270	R1609707	34200	29300	8040

CONTINUAL

EXHIBIT A

Parcel	Schedule	2004 Land Val	Stipulation Val	Sub
8604407271	R1609708	34200	29300	8040
8604407272	R1609709	34200	29300	8040
8604407273	R1609710	34200	29300	8040
8604407274	R1609711	34200	29300	8040
8604407282	R1609719	34200	29300	8040
8604407283	R1609720	34200	29300	8040
8604407284	R1609721	34200	29300	8040
8604407285	R1609722	34200	29300	8040
8604407286	R1609723	34200	29300	8040
8604407287	R1609724	34200	29300	8040
8604407288	R1609725	34200	29300	8040
8604407289	R1609726	34200	29300	8040
8604407292	R1609729	34200	29300	8040
8604407293	R1609730	34200	29300	8040
8604407296	R1609733	34200	29300	8040
8604407297	R1609734	34200	29300	8040
8604407298	R1609735	34200	29300	8040
8604407299	R1609735	34200	29300	8040
8604407300	R1609737	34200	29300	8040
8604407301	R1609738	34200	29300	8040
8604407302	R1609739	34200	29300	8040
8604407303	R1609740	34200	29300	8040
8604407304	R1609741	34200	29300	8040
8604407305	R1609742	34200	29300	8040
8604407306	R1609743	34200	29300	8040
8604407307	R1609744	34200	29300	8040
8604407308	R1609745	34200	29300	8040
8604407309	R1609746	34200	29300	8040
8604407310	R1609747	34200	29300	8040
8604407311	R1609748	34200	29300	8040
8604407312	R1609749	34200	29300	8040
8604407313	R1609750	34200	29300	8040
8604407314	R1609751	34200	29300	8040
8604407315	R1609752	34200	29300	8040
8604407316	R1609753	34200	29300	8040
8604407317	R1609754	34200	29300	8040
8604407318	R1609755	34200	29300	8040
8604407319	R1609756	34200	29300	8040
8604407320	R1609757	34200	29300	8040
8604407321	R1609758	34200	29300	8040
8604407322	R1609759	34200	29300	8040
8604407323	R1609760	34200	29300	8040
8604407324	R1609761	34200	29300	8040
8604407325	R1609762	34200	29300	8040
8604407326	R1609763	34200	29300	8040
8604407329	R1609766	34200	29300	8040
8604407330	R1609767	34200	29300	8040
8604407331	R1609768	34200	29300	8040
8604407332	R1609769	34200	29300	8040

CONTINUAL

EXHIBIT A

Parcel	Schedule	2004 Land Val	Stipulation Val	Sub
8604407333	R1609770	34200	29300	8040
8604407335	R1609772	34200	29300	8040
8604407336	R1609773	34200	29300	8040
8604407342	R1609779	34200	29300	8040
8604407343	R1609780	34200	29300	8040
8604407344	R1609781	34200	29300	8040
8604407345	R1609782	34200	29300	8040
8604407346	R1609783	34200	29300	8040
8604407347	R1609784	34200	29300	8040
8604407348	R1609785	34200	29300	8040
8604407349	R1609786	34200	29300	8040
8604407350	R1609787	34200	16200	8040
8604407351	R1609788	34200	16200	8040
8604411001	R1620712	60100	49300	80402
8604411004	R1620715	60100	49300	80402
8604411006	R1620717	60100	49300	80402
8604411007	R1620718	60100	49300	80402
8604411008	R1620719	60100	49300	80402
8604411009	R1620720	60100	49300	80402
8604411010	R1620721	60100	49300	80402
8604411011	R1620722	60100	49300	80402
8604411012	R1620723	60100	49300	80402
8604411013	R1620724	60100	49300	80402
8604411014	R1620725	60100	49300	80402
8604411016	R1620727	60100	49300	80402
8604411017	R1620728	60100	49300	80402
8604411018	R1620729	60100	49300	80402
8604411019	R1620730	60100	49300	80402
8604411020	R1620731	60100	49300	80402
8604411021	R1620732	60100	49300	80402
8604411022	R1620733	60100	49300	80402
8604411023	R1620734	60100	49300	80402
8604411024	R1620735	60100	49300	80402
8604411025	R1620736	60100	49300	80402
8604411026	R1620737	60100	49300	80402
8604411027	R1620738	60100	49300	80402
8604411028	R1620739	60100	49300	80402
8604411029	R1620740	60100	49300	80402

