

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 15th day of September 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

September 13, 2005

Karen E Hart

Karen E. Hart

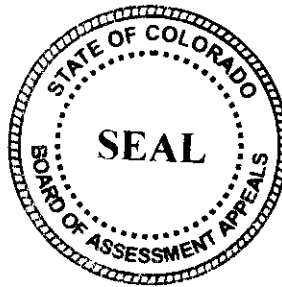
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Keela Steele

Keela Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 44202
County Parcel Number : 97152-20-001 + 2

STIPULATION (As To Tax Year 2004 Actual Value)

RONALD D. & CLAUDINE V. GRAY
ASSESSMENT TECHNOLOGIES LTD, agent
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: a 355 unit apartment complex consisting of 3 separate parcels.
2. The subject property is classified as a multi-family property.
3. The County Assessor originally assigned the following actual value to the subject property:

| | | |
|--------------|----|------------------|
| Land | \$ | 1,031,000 |
| Improvements | \$ | 5,912,900 |
| Total | \$ | <u>6,943,900</u> |

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

| | | |
|--------------|----|------------------|
| Land | \$ | 1,031,000 |
| Improvements | \$ | 5,689,000 |
| Total | \$ | <u>6,720,000</u> |

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 | \$ | 1,031,000 |
| Improvements | \$ | 4,815,300 |
| Total | \$ | <u>5,846,300</u> |

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: Subject property was protested in 2004 and value reduced based on new market and income data presented by petitioner.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 28 September 2005 be vacated.

DATED this 17th day of August 2005.

Assessment Technologies LTD.

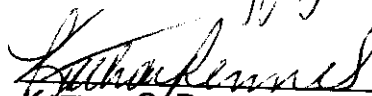
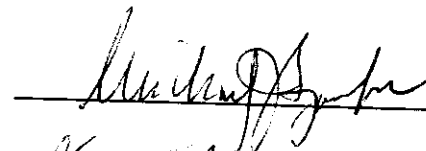
Mike Sparks

Petitioner(s) Representative

Address:

800 Willcrest Drive #103

Houston, Texas 77042



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

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LARRY G. JOHNSON
LARIMER COUNTY ASSESSOR

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STATE OF COLORADO**

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1. The property subject to this Stipulation is described as: a 355 unit apartment complex consisting of 3 separate parcels.
2. The subject property is classified as a multi-family property.
3. The County Assessor originally assigned the following actual value to the subject property:

| | | |
|--------------|----|------------------|
| Land | \$ | 1,223,800 |
| Improvements | \$ | <u>7,270,000</u> |
| Total | \$ | 8,493,800 |

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

| | | |
|--------------|----|------------------|
| Land | \$ | 1,223,800 |
| Improvements | \$ | <u>6,996,100</u> |
| Total | \$ | 8,219,900 |

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 | \$ | 1,223,700 |
| Improvements | \$ | 5,927,500 |
| Total | \$ | <u>7,151,200</u> |

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: Subject property was protested in 2004 and value reduced based on new market and income data presented by petitioner.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 28 September 2005 be vacated.

DATED this 17th day of August 2005.

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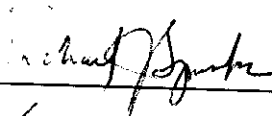
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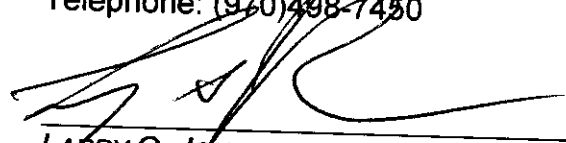
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2. The subject property is classified as a multi-family property.
3. The County Assessor originally assigned the following actual value to the subject property:

| | | |
|--------------|----|------------------|
| Land | \$ | 900,300 |
| Improvements | \$ | 5,671,400 |
| Total | \$ | <u>6,571,700</u> |

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

| | | |
|--------------|----|------------------|
| Land | \$ | 900,300 |
| Improvements | \$ | 5,459,700 |
| Total | \$ | <u>6,360,000</u> |

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 | \$ | 1,050,400 |
| Improvements | \$ | 4,482,600 |
| Total | \$ | <u>5,533,000</u> |

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: Subject property was protested in 2004 and value reduced based on new market and income data presented by petitioner.
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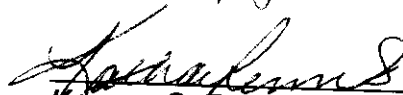
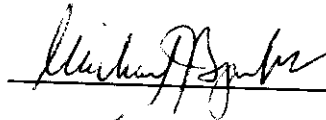
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