

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44424
Petitioner: STANDARD PACIFIC OF COLORADO INC/THE WRITER CORPOR, v. Respondent: LARIMER COUNTY BOARD OF COMMISSIONERS.	
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.: 86054-82-002+81

Category: Abatement Property Type: Vacant Land

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 Value: \$2,547,400

(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 AND MAILED this 19th day of January 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record
January 18, 2006

Karen E Hart

Karen E. Hart

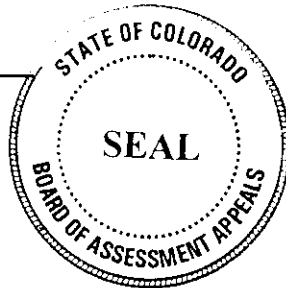
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Keela Steele

Keela Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 44424
County Schedule Number: R1599437 + 81

STIPULATION (As To Tax Year 2003 Actual Value)-

STANDARD PACIFIC OF COLORADO INC/THE WRITER CORPORATION
Petitioner(s)

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2003 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:
82 parcels within the Harvest Park 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>2,758,200</u>
Improvements	\$	<u>0</u>
Total	\$	<u>2,758,200</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>2,758,200</u>
Improvements	\$	<u>0</u>
Total	\$	<u>2,758,200</u>

See Exhibit A for individual parcel values

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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 2003.

Land	\$	2,547,400
Improvements	\$	0
Total	\$	<u>2,547,400</u>

See Exhibit A for individual parcel values

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: A re-calculation in the absorption rate resulted in a lower present worth value.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 3, 2005 be vacated.

DATED this 14 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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LARRY G. JOHNSON
LARIMER COUNTY ASSESSOR

Address:

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

EXHIBIT A

Parcel	Schedule	2003 Land Val	Stipulation Value	Sub
8605149025	R1599020	34200	31100	8014
8605459001	R1599193	34200	31100	8014
8605459002	R1599194	34200	31100	8014
8605459003	R1599195	34200	31100	8014
8605459004	R1599196	34200	31100	8014
8605459005	R1599197	34200	31100	8014
8605459006	R1599198	34200	31100	8014
8605459007	R1599199	34200	31100	8014
8605459008	R1599200	34200	31100	8014
8605459009	R1599201	34200	31100	8014
8605459010	R1599202	34200	31100	8014
8605459011	R1599203	34200	31100	8014
8605459012	R1599204	34200	31100	8014
8605459013	R1599205	34200	31100	8014
8605459014	R1599206	34200	31100	8014
8605459015	R1599207	34200	31100	8014
8605459016	R1599208	34200	31100	8014
8605459017	R1599209	34200	31100	8014
8605459018	R1599210	34200	31100	8014
8605476001	R1599371	34200	31100	8014
8605476002	R1599372	34200	31100	8014
8605476003	R1599373	34200	31100	8014
8605476004	R1599374	34200	31100	8014
8605476005	R1599375	34200	31100	8014
8605476006	R1599376	34200	31100	8014
8605476007	R1599377	34200	31100	8014
8605476008	R1599378	34200	31100	8014
8605476009	R1599379	34200	31100	8014
8605476010	R1599380	34200	31100	8014
8605476011	R1599381	34200	31100	8014
8605476012	R1599382	34200	31100	8014
8605476013	R1599383	34200	31100	8014
8605476014	R1599384	34200	31100	8014
8605478003	R1599388	34200	31100	8014
8605478004	R1599389	34200	31100	8014
8605478005	R1599390	34200	31100	8014
8605478006	R1599391	34200	31100	8014
8605478007	R1599392	34200	31100	8014
8605478008	R1599393	34200	31100	8014
8605478009	R1599394	34200	31100	8014
8605478010	R1599395	34200	31100	8014
8605478011	R1599396	34200	31100	8014
8605478012	R1599397	34200	31100	8014
8605478013	R1599398	34200	31100	8014
8605478014	R1599399	34200	31100	8014
8605478015	R1599400	34200	31100	8014
8605478016	R1599401	34200	31100	8014
8605478017	R1599402	34200	31100	8014
8605478018	R1599403	34200	31100	8014

CONTINUAL

EXHIBIT A

Parcel	Schedule	2003 Land Val	Stipulation Value	Sub
8605478019	R1599404	34200	31100	8014
8605478020	R1599405	34200	31100	8014
8605478021	R1599406	34200	31100	8014
8605478022	R1599407	34200	31100	8014
8605478023	R1599408	34200	31100	8014
8605478026	R1599411	34200	31100	8014
8605478027	R1599412	34200	31100	8014
8605478028	R1599413	34200	31100	8014
8605478029	R1599414	34200	31100	8014
8605478031	R1599416	34200	31100	8014
8605478032	R1599417	34200	31100	8014
8605478033	R1599418	34200	31100	8014
8605478036	R1599421	34200	31100	8014
8605478039	R1599424	34200	31100	8014
8605480001	R1599430	34200	31100	8014
8605480002	R1599431	34200	31100	8014
8605480003	R1599432	34200	31100	8014
8605480004	R1599433	34200	31100	8014
8605480005	R1599434	34200	31100	8014
8605482001	R1599436	30900	30900	8014
8605482002	R1599437	30900	30900	8014
8605482003	R1599438	30900	30900	8014
8605482004	R1599439	30900	30900	8014
8605482005	R1599440	30900	30900	8014
8605482006	R1599441	30900	30900	8014
8605482007	R1599442	30900	30900	8014
8605482008	R1599443	30900	30900	8014
8605486010	R1599474	30900	30900	8014
8605486012	R1599476	30900	30900	8014
8605486013	R1599477	30900	30900	8014
8605486014	R1599478	30900	30900	8014
8605486015	R1599479	30900	30900	8014
8605486016	R1599480	30900	30900	8014

