

ORDER:

Respondent is ordered to reduce the 2006 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 18th day of October 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

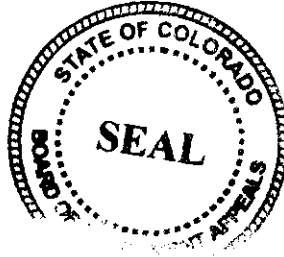
October 16, 2007

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

Heather Heinlein
Heather Heinlein



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 47078
County Schedule Number : R1620727 + 81 (see attached list)

STIPULATION (As To Tax Year 2006 Actual Value)-

VILLAGE HOMES
Petitioner

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2006 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:
Multiple Parcels in the Willow Brook Subdivision as listed in Exhibit A
2. The subject property is classified as a Residential Vacant Land.
3. The County Assessor originally assigned the following actual value to the subject property:

\$4,754,900

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

\$4,754,900

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2006.

\$4,464,800 as set forth in the attached list

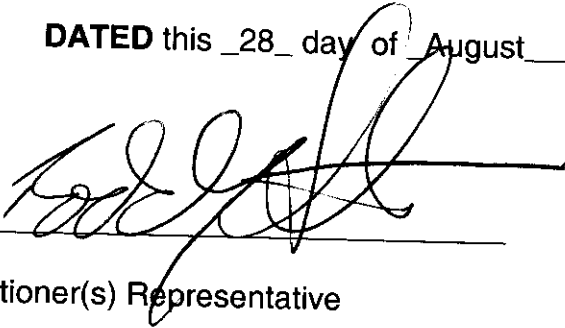
6. The valuations, as established above, shall be binding only with respect to tax year 2006.

7. Brief narrative as to why the reduction was made:

This adjustment falls in line with the change to absorption rates stipulated for this development for 2005.

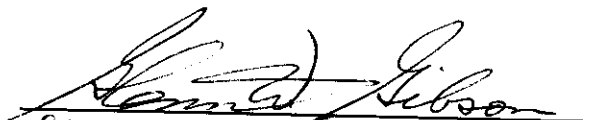
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 19, 2007 be vacated.

DATED this 28 day of August



Petitioner(s) Representative

Address:
640 Plaza Dr., Suite 290
Littleton, CO 80129



Glenn W. Gibson, Chair Pro-Tem
~~KATHAY C. RENNELS, CHAIR OF THE~~
LARIMER COUNTY BOARD OF EQUALIZATION

Address:
HARDEN, SCHMIDT, HASS & HAAG PC
224 Canyon Avenue Suite 200
Post Office Box 1606
Fort Collins, Colorado 80522
Telephone: (970)498-7450



STEVE MILLER
LARIMER COUNTY ASSESSOR

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

Larimer Co BAA Docket 47078

86044-11-016	R1620727	\$185,900	Split	\$185,900	No change/improved - NOV Value 185,900 - split to three new parcels with remaining 400 on parent NN 86044-28-001 THRU -003 \$61,831 each
86044-07-026	R1609463	\$47,100	X	\$40,800	Reduction
86044-07-027	R1609464	\$47,100	X	\$40,800	Reduction
86044-07-028	R1609465	\$47,100	X	\$40,800	Reduction
86044-07-041	R1609478	\$47,100	X	\$40,800	Reduction
86044-07-042	R1609479	\$47,100	X	\$40,800	Reduction
86044-07-043	R1609480	\$47,100	X	\$40,800	Reduction
86044-07-044	R1609481	\$47,100	X	\$40,800	Reduction
86044-07-045	R1609482	\$47,100	X	\$40,800	Reduction
86044-07-046	R1609483	\$47,100	X	\$40,800	Reduction
86044-07-047	R1609484	\$47,100	X	\$40,800	Reduction
86044-07-048	R1609485	\$47,100	X	\$40,800	Reduction
86044-07-049	R1609486	\$47,100	X	\$40,800	Reduction
86044-07-050	R1609487	\$47,100	X	\$40,800	Reduction
86044-07-051	R1609488	\$47,100	X	\$40,800	Reduction
86044-07-052	R1609489	\$47,100	X	\$40,800	Reduction
86044-07-053	R1609490	\$47,100	X	\$40,800	Reduction
86044-07-055	R1609492	\$47,100	X	\$40,800	Reduction
86044-07-056	R1609493	\$47,100	X	\$40,800	Reduction
86044-07-057	R1609494	\$47,100	X	\$40,800	Reduction
86044-07-060	R1609497	\$47,100	X	\$40,800	Reduction
86044-07-067	R1609504	\$47,100	X	\$40,800	Reduction
86044-07-068	R1609505	\$47,100	X	\$40,800	Reduction
86044-07-069	R1609506	\$47,100	X	\$40,800	Reduction
86044-07-137	R1609574	\$55,400	X	\$52,800	Reduction
86044-07-138	R1609575	\$55,400	X	\$52,800	Reduction
86044-07-139	R1609576	\$55,400	X	\$52,800	Reduction
86044-07-140	R1609577	\$55,400	X	\$52,800	Reduction
86044-07-141	R1609578	\$55,400	X	\$52,800	Reduction
86044-07-142	R1609579	\$55,400	X	\$52,800	Reduction
86044-07-159	R1609596	\$55,400	X	\$52,800	Reduction
86044-07-160	R1609597	\$55,400	X	\$52,800	Reduction
86044-07-161	R1609598	\$55,400	X	\$52,800	Reduction
86044-07-162	R1609599	\$55,400	X	\$52,800	Reduction
86044-07-163	R1609600	\$55,400	X	\$52,800	Reduction
86044-07-164	R1609601	\$55,400	X	\$52,800	Reduction
86044-07-165	R1609602	\$55,400	X	\$52,800	Reduction
86044-07-166	R1609603	\$55,400	X	\$52,800	Reduction
86044-07-167	R1609604	\$55,400	X	\$52,800	Reduction
86044-07-168	R1609605	\$55,400	X	\$52,800	Reduction
86044-07-169	R1609606	\$55,400	X	\$52,800	Reduction
86044-07-170	R1609607	\$55,400	X	\$52,800	Reduction
86044-07-179	R1609616	\$55,400	X	\$52,800	Reduction
86044-07-180	R1609617	\$55,400	X	\$52,800	Reduction
86044-07-181	R1609618	\$55,400	X	\$52,800	Reduction
86044-07-182	R1609619	\$55,400	X	\$52,800	Reduction
86044-07-183	R1609620	\$55,400	X	\$52,800	Reduction
86044-07-184	R1609621	\$55,400	X	\$52,800	Reduction
86044-07-185	R1609622	\$55,400	X	\$52,800	Reduction
86044-07-186	R1609623	\$55,400	X	\$52,800	Reduction
86044-07-187	R1609624	\$55,400	X	\$52,800	Reduction
86044-07-188	R1609625	\$55,400	X	\$52,800	Reduction
86044-07-189	R1609626	\$55,400	X	\$52,800	Reduction
86044-07-190	R1609627	\$55,400	X	\$52,800	Reduction

Larimer Co BAA Docket 47078

86044-07-191	R1609628	\$55,400	X	\$52,800	Reduction
86044-07-192	R1609629	\$55,400	X	\$52,800	Reduction
86044-07-193	R1609630	\$55,400	X	\$52,800	Reduction
86044-07-194	R1609631	\$55,400	X	\$52,800	Reduction
86044-07-195	R1609632	\$55,400	X	\$52,800	Reduction
86044-07-196	R1609633	\$55,400	X	\$52,800	Reduction
86044-07-197	R1609634	\$55,400	X	\$52,800	Reduction
86044-07-198	R1609635	\$55,400	X	\$52,800	Reduction
86044-07-199	R1609636	\$55,400	X	\$52,800	Reduction
86044-07-200	R1609637	\$55,400	X	\$52,800	Reduction
86044-07-201	R1609638	\$55,400	X	\$52,800	Reduction
86044-07-202	R1609639	\$55,400	X	\$52,800	Reduction
86044-07-203	R1609640	\$55,400	X	\$52,800	Reduction
86044-07-204	R1609641	\$55,400	X	\$52,800	Reduction
86044-07-205	R1609642	\$55,400	X	\$52,800	Reduction
86044-07-206	R1609643	\$55,400	X	\$52,800	Reduction
86044-07-207	R1609644	\$55,400	X	\$52,800	Reduction
86044-07-208	R1609645	\$55,400	X	\$52,800	Reduction
86044-07-209	R1609646	\$55,400	X	\$52,800	Reduction
86044-07-210	R1609647	\$55,400	X	\$52,800	Reduction
86044-07-211	R1609648	\$55,400	X	\$52,800	Reduction
86044-07-233	R1609670	\$47,100	X	\$40,800	Reduction
86044-07-234	R1609671	\$47,100	X	\$40,800	Reduction
86044-21-001	R1633306	\$184,200		\$184,200	No change - improved
86044-24-002	R1633307	\$186,200		\$186,200	No change - improved
86044-26-001	R1640275	\$131,000		\$131,000	No change - improved
86044-26-002	R1640276	\$131,000		\$131,000	No change - improved
86044-27-002	R1640277	\$119,600		\$119,600	No change - improved
TOTALS		\$4,754,900		\$4,464,800	\$290,100 Amount of reduction