

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket No.: 47091
Petitioner: SOLITAIRE HOMES, LLC, 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.: R0147494+1

Category: Valuation Property Type: Residential

2. Petitioner is protesting the 2006 actual value and classification of the subject property.

3. The parties agreed that the 2006 actual value and classification of the subject property should be changed to:

**Property Type: Agricultural
Total Value: \$7,576.00**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to change the 2006 actual value and classification of the subject property as set forth above.

The Larimer County Assessor is directed to change his records accordingly.

DATED/MAILED this 3rd day of October, 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

October 2, 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): 47091
County Schedule Number : R0147494

STIPULATION (As To Tax Year 2006 Actual Value)-

SOLITAIRE HOMES, LLC

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:
TR IN NE 1/4 OF 9-7-69, BEG AT PT ON S LN OF NE 1/4 WH BEARS N 89 39" 15" W 994.08 FT FROM E 1/4 COR OF SD SEC 9, TH N 89 39' 15" W 161.47 FT ALG SD S LN, N 0 2' 45" E 291.61 FT, S 89 38' 45" W 150 FT, N 0 2' 45" E 5.22 FT, N 0 12' 50" W 366.81 FT, N 0 3' W 660.8 FT ALG E LN OF GREEN ACRES, TH S 89 40' 15" E 66.80 FT ALGN LN OF S 1/2 F SD NE 104 TO PT ON WRLY BANK OF NEW MERCER CANAL, TH ALG SD WRLY BANK S 30 28' E 138.09 FT, S 60 5' E 306 FT, S 51 47' E 228 FT, S 78 37' E 269.5 FT, S 45 40' E 43.03 FT, S 2 18' E 48.3 FT, S 14 32' W 58 FT, S 31 45' W 49 FT, S 49 23' W 95.75 FT, S 52 53' W 82.24 FT, S 28 4' W 60.6 FT, S 5 6' W 50.5 FT, S 9 25' E 173.99 FT, N 89 39' 15" W 380 FT, S 0 20' 45" W 297 FT TPOB, FTC
2. The subject property is classified as a Residential Vacant property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	317,500
Improvements	\$	0
Total	\$	<u>317,500</u>

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

Land	\$	317,500
Improvements	\$	0
Total	\$	<u>317,500</u>

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

Land	\$	4260
Improvements	\$	0
Total	\$	<u>4260</u>

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:

Petitioner has subsequently provided sufficient evidence that this property is incorrectly classified as Residential Vacant property. The correct classification for the subject property should be Agricultural. Reclassifying to Agricultural with this stipulation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 6, 2007 be vacated.

DATED this 31st day of August, 2007

William B. Veio, Manager
SOLITAIRE HOMES, LLC

Solitaire Homes, LLC

Petitioner(s) Representative

Address:

William B. Veio

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Kathay C. Rennels

KATHAY C. RENNELS, CHAIR OF THE
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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 47091
County Schedule Number : R0147478

STIPULATION (As To Tax Year 2006 Actual Value)-

SOLITAIRE HOMES, LLC

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:
PAR IN NE 1/4 9-7-69, BEG AT PT ON S LN NE 1/4 WH BEARS N 89 39' 15"
W 994.08 FT FROM E 1/4 COR, N 89 39' 15" W 161.47 FT ALG S LN, N 0 2'
45" E 291.61 FT, S 89 38' 45" W 150 FT, N 0 2' 45" E 5.22 FT TPOB, N 89 39'
15" W 339.3 FT, S 0 59' 15" E 114.08 FT, N 89 39' 15" W 100 FT, N 0 59' 15"
W 250 FT, N 89 39' 15" W 300 FT, S 0 59' 15" E 282 FT, N 89 39' 15" W 100
FT, S 0 59' 15" E 148 FT TO PT ON S LN, N 89 39' 15" W 231.56 FT ALG S
LN, N 0 9' 15" W 294.9 FT, N 89 39' 15" W 240 FT TO PT ON W LN NE 1/4, N
0 9' 15" W 365.72 FT ALG SD W LN, S 89 39' 45" E 1306.2 FT ALG N LN OF S
1/2 OF SW 1/4 OF NE 1/4, S 0 12' 50" E 366.81 FT TPOB; EX BEG AT PT
FROM WH E 1/4 COR BEARS S 66 22' E 1542.52 FT, N 50 FT, W 35 FT, S 50
FT, E 35 FT TPOB, FTC; EX 87038077
2. The subject property is classified as a Residential Vacant property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	265,000
Improvements	\$	0
Total	\$	265,000

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

Land	\$	265,000
Improvements	\$	0
Total	\$	<u>265,000</u>

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

Land	\$	3307
Improvements	\$	0
Total	\$	<u>3307</u>

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:

Petitioner has subsequently provided sufficient evidence that this property is incorrectly classified as Residential Vacant property. The correct classification for the subject property should be Agricultural. Reclassifying to Agricultural with this stipulation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 6, 2007 be vacated.

DATED this 31st day of August, 2007

William B. Veio, Manager
SOLITAIRE HOMES, LLC

Solitaire Homes, LLC

Petitioner(s) Representative

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Kathay C. Rennels

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