

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48673
Petitioner: LENNAR COLORADO 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.: R1637777

Category: Valuation Property Type: Vacant Land

2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$1,927,700

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2007 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 7th day of March 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

March 5, 2008

Karen E Hart

Karen E. Hart

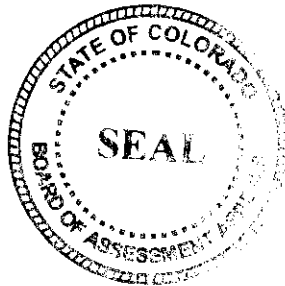
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Toni Rigirozzi

Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 48673
County Schedule Number : R1637777

STIPULATION (As To Tax Year 2007 Actual Value)-

LENNAR COLORADO, LLC
Petitioner

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2008 MAR -5 PM 2:01

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2007 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:

TRACT A, ROCKY MOUNTAIN VILLAGE FIFTEENTH
County Schedule Number : R1637777

2. The subject property is classified as a Residential IMPROVED Land property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	2,042,900
Improvements	\$	943,741
Total	\$	<u>2,986,641</u>

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

Land	\$	2,042,900
Improvements	\$	943,741
Total	\$	<u>2,986,641</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2007.

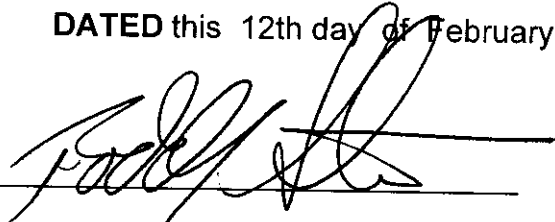
Land	\$	1,927,700
Improvements	\$	0
Total	\$	<u>1,927,700</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2007.
7. Brief narrative as to why the reduction was made:

City of Loveland confirmed that all buildings in existence on this parcel January 1, 2007 had been split to separate parcels prior to May – Assessor has removed percent complete and valued remaining sites at present worth - RESIDENTIAL RATE STILL APPLIES AS IMPS WERE ASSOCIATED WITH PARENT ON JANUARY 1, 2007

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on N/A be vacated.

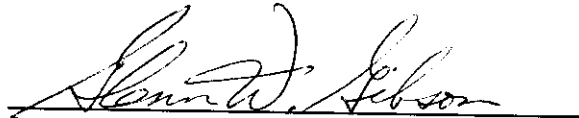
DATED this 12th day of February 2008



Petitioner(s) Representative

Address:

LENNAR COLORADO, LLC
9990 PARK MEADOWS DR
LONE TREE CO 80124



GLENN GIBSON, 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)498-7050