

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52195
Petitioner: POST MODERN DEVELOPMENT INC., 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.: R1542442+1

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2009 actual value of the subject property.

3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$479,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 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 5th day of March 2010.

BOARD OF ASSESSMENT APPEALS

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.

Melissa Nord

Melissa Nord

Debra A. Baumbach

Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 52195
County Schedule Number : R1542442 and R1542447

STIPULATION (As To Tax Year 2009 Actual Value)-

Post Modern Development, Inc

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

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Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2009 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:

LOT 7, HARMONY RIDGE PUD, FTC and LOT 11, HARMONY RIDGE PUD,
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:

R1542442

Land	\$ 266,800
Improvements	\$ <u>0</u>
Total	\$ 266,800

R1542447

Land	\$ 400,200
Improvements	\$ <u>0</u>
Total	\$ 400,200

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

R1542442

Land	\$ 266,800
Improvements	\$ <u>0</u>
Total	\$ 266,800

R1542447

Land	\$ 400,200
Improvements	\$ <u>0</u>
Total	\$ 400,200

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2009.

R1542442

Land	\$ 191,600
Improvements	\$ <u>0</u>
Total	\$ 191,600

R1542447

Land	\$ 287,400
Improvements	\$ <u>0</u>
Total	\$ 287,400

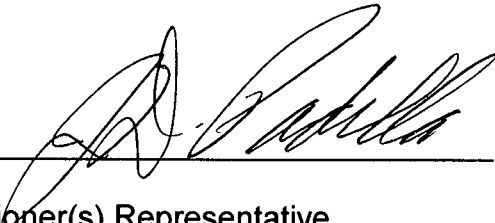
6. The valuations, as established above, shall be binding only with respect to tax year 2009.

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

Revalued using allocation from units in closest proximity to subject instead of the whole condo complex. Resulted in reduced \$/unit amount.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 25, 2010 be vacated.

DATED this 11th day of February 2010



Petitioner(s) Representative



STEVE JOHNSON, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

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