

| | |
|--|----------------------|
| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 52853 |
| Petitioner: ARCML06 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.: R0458929

Category: Valuation Property Type: Residential
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: \$3,898,000
(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 22nd day of January 2010.



BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A Baumbach

Debra A. Baumbach

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

Melissa Nord

Melissa Nord

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 52853
County Schedule Number : R0458929

STIPULATION (As To Tax Year 2009 Actual Value)-

ARCML06, LLC

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

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:
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 | \$ | 654,000 |
| Improvements | \$ | 3,846,000 |
| Total | \$ | <u>4,500,000</u> |

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

| | | |
|--------------|----|------------------|
| Land | \$ | 654,000 |
| Improvements | \$ | 3,846,000 |
| Total | \$ | <u>4,500,000</u> |

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


| | | |
|--------------|----|------------------|
| Land | \$ | 654,000 |
| Improvements | \$ | <u>3,244,000</u> |
| Total | \$ | 3,898,000 |

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: After further review of market approach to valuation, adjustment was made to be more reflective of comparative mobile home parks.

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

DATED this 25th day of January 2008

 #1085

Petitioner(s) Representative

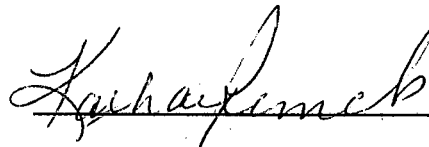
Ronald S. Losev

Address:

1099 18th St. #2600
Denver, CO 80202

303-297-2600

STATE OF COLORADO
2010 JAN 20 PM 3:20



KATHAY 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)498-7050