

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58031
Petitioner: MEADOW VILLAGE, 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.: R1639269

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$3,514,290
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

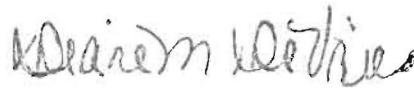
ORDER:

Respondent is ordered to reduce the 2011 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 27th day of April 2012.

BOARD OF ASSESSMENT APPEALS



Diane M. DeVries



Debra A. Baumbach

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



Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 58031
County Schedule Number : R1639269

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STIPULATION (As To Tax Year 2011 Actual Value)

Meadow Village, LLC
vs.
LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2011 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:
Legal: REPLAT OF TRACT C AT THE MEADOWS (CONDOS), WEL (20060004966); LESS 20060039199; LESS 20060069037; LESS 20060069038; AKA CIC.
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	\$	1,541,300
Improvements	\$	2,629,353
Total	\$	<u>4,170,653</u>

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

Land	\$	1,541,300
Improvements	\$	2,629,353
Total	\$	<u>4,170,653</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2011.

Land	\$	1,344,957
Improvements	\$	2,169,333
Total	\$	<u>3,514,290</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2011.

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

Evaluation of marketing approach change from individual unit sales to bulk sales for possible lease. Building 4 cost value adjusted to 85% complete. Clubhouse value adjusted based on units split from CIC against those still owned by developer. Land value adjusted per sales of multi family use land sales in Northern Fort Collins Area.

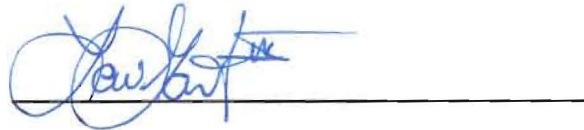
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 4/10/12 be vacated.

DATED this 22nd day of March 2012




Petitioner(s) Representative
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