

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58545
Petitioner: LADY MOON RANCH PARTNERSHIP LTD. 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 apart of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: R1308661+10

Category: Valuation Property Type: Commercial Real

- 2. Petitioner is protesting the 2011 actual property type of the subject property.
- 3. The parties agreed that the 2011 value of the subject property should be reduced to:

Total Value: \$469,660.00
(Reference Attached Stipulation)

4. The parties agreed that the 2011 actual property type of the subject property should be reclassified and should be :

Property Type: Agricultural
(Reference Attached Stipulation)

5. 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

Diane M. DeVries

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.

CM

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): **58545**

County Schedule Number : R0258512, R0266809, R0266868, R0266906, R0266914,
R0267058, R1318705, R1364596, R1308661, R1393740, R0267198.

STIPULATION (As To Tax Year 2011 Actual Value)

LADY MOON RANCH PARTNERSHIP LTD

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:

Account#	Legal
R0258512	SW 1/4 OF NW 1/4 & SW 1/4 6-9-72, LY S & W OF CO RD, LESS 1666-498
R0266809	S 1/2 OF SE & E 1/2 OF SW 1-9-73, LESS BEG AT S 1/16 COR ON E LN S 1/2 OF SE 1/4, TH ALG N LN S 1/2 OF SE 1/4 S 89 36' W 549.81 FT, S 0 24' E 350 FT, S 89 36' W 146.25 FT, S 0 24' E 886.3 FT TO PT ON S LN, TH ALG SD S LN N 89 36' E 696.06 FT TO SE COR, TH ALG E LN S 1/2 SE 1/4 N 0 24' W 1236.3 FT TPOB; LESS BEG AT PT ON N LN S 1/2 SE 1/4 FROM WH S 1/16 COR ON E LN SD S 1/2 SE 1/4 BEARS N 89 36' E 696.06 FT, TH S 0 24' E 350 FT, S 89 36' W 289.09 FT, S 46 40' W 854.34 FT, S 55 29' W 399.09 FT, N 0 24' W 1155.78 FT TO PT ON N LN S 1/2 SE 1/4, TH ALG SD N LN N 89 36' E 1245 FT TPOB
R0266868	TR IN NE 1/4 1-9-73, BEG AT PT ON S LN NE 1/4 WH BEARS S 89 54' W 1284.76 FT FROM E 1/4 COR, S 89 54' W 1496.8 FT ALG S LN NE 1/4, N 51 59' 15" E 189.44 FT, N 44 21' 40" E 143.84 FT, N 68 42' E 107.63 FT, N 24 22' E 117.89 FT TO PT ON C/L RD, TH ALG SD C/L S 79 23' E 127.21 FT, S 34 14' E 103.09 FT, N 60 34' E 179.7 FT, N 89 54' E 765.84 FT, S 1 13' 4" W 344.43 FT TPOB CONT 10 AC M/L
R0266906	BEG AT E 1/4 COR 1-9-73, N 1 13' 4" E 1073.46 FT ALG E LN NE 1/4 TO PT ON NERLY LN CO RD, TH ALG NERLY LN CO RD N 40 0' 30" W 433.12 FT, TH ALG ARC 1116 FT RAD CUR R, 249.37 FT, L/C N 33 36' 25" W 248.86 FT, S 60 47' W 993.8 FT S 1 13' 4" W 1129.64 FT PARA TO E LN OF NE TO PT ON S LN OF NE, N 89 54' E 1284.76 FT TO BEG; LESS CO RD DESC IN 1583-478 (40 AC M/L)
R0266914	TR IN NE 1/4 OF 1-9-73, BEG AT PT WH BEARS S 89 54' W 2447.31 FT, N 0 25' W 293.31 FT FROM E 1/4 COR, N 0 25' W 267.92 FT, N 34 2' W 318.58 FT, S 27 46' W 152.02 FT, N 84 37' W 183.58 FT, S 0 7' E 193.3 FT, S 62 57' E 486.69 FT TPOB CONT 3 AC M/L

R0267058 BEG AT PT WH BEARS S 89 54' W 1284.76 FT, N 1 13' 4" E 344.43 FT, S 89 54' W 35 FT FROM E 1/4 COR 1-9-73, S 89 54' W 730.84 FT TO PT ON C/L RD, TH ALG SD C/L N 60 34' E 55.98 FT, N 34 44' E 196.35 FT, N 0 4' W 37.22 FT, TH ALG C/L RD S 58 51' E 88.75 FT, N 60 50' E 56.86 FT, S 80 4' E 130.35 FT, N 34 10' E 65.76 FT, N 65 23' E 87.17 FT, S 44 23' E 113.39 FT, S 73 41' E 116.84 FT, S 8 10' 20" E 135.11 FT, S 21 13' W 29.23 FT TPOB CONT 3.01 AC M/L

R1318705 BEG CEN 1/4 COR 1-9-73, N 2 0' 6" W 845.95 FT, N 62 22' 20" E 453.21 FT, N 69 57' 20" E 86.85 FT, N 81 49' 20" E 180.62 FT, N 64 42' 20" E 100 FT, N 64 42' 20" E 141.47 FT, S 72 52' 40" E 186.94 FT, S 43 56' 40" E 480.95 FT, S 0 43' 40" E 310 FT, S 34 4' 20" W 55.83 FT, N 0 51' 40" W 85.95 FT, N 49 27' 40" W 213.89 FT, S 67 5' 40" W 405.9 FT, N 34 41' 40" W 318.58 FT, S 27 6' 20" W 152.02 FT, N 85 16' 40" W 183.58 FT, S 0 46' 40" E 193.3 FT, S 63 36' 40" E 486.69 FT, N 1 4' 40" W 207.92 FT, S 18 5' 10" E 137.02 FT, S 80 2' 40" E 27.58 FT, S 23 42' 20" W 117.89 FT, S 68 2' 20" W 107.63 FT, S 43 42' W 143.84 FT, S 51 19' 35" W 123.06 FT, N 89 57' 13" W 526.18 FT TPOB CONT 21.9576 AC M/L (SPLIT FROM 39010 00 020) (NC12N885425E)

R1364596 TR IN NE 1/4 1-9-73 DESC: BEG AT PT WH BEARS S 89 54' W 2447.31 FT, N 0 25' W 561.23 FT FROM E 1/4 COR, N 67 45' 20" E 405.9 FT, S 48 48' E 73.17 FT TO PT ON C/L RD, S 48 48' E 140.72 FT, S 0 12' E 85.95 FT, S 34 44' W 140.52 FT, S 60 34' W 235.68 FT, N 34 14' W 103.09 FT, N 79 23' W 154.79 FT, N 17 25' 30" W 137.02 FT, N 0 25' W 60 FT TPOB CONT 3.56 AC M/L (SPLIT FROM 39011 00 007) (NC18N011304E)

R1308661 BEG AT S 1/16 COR ON E LN S 1/2 SE 1/4 1-9-73, TH ALG N LN S 1/2 SE 1/4 S 89 36' W 549.81 FT, S 0 24' E 350 FT, S 89 36' W 146.25 FT, S 0 24' E 886.3 FT TO PT ON S LN, TH ALG S LN N 89 36' E 696.06 FT TO SE COR, TH ALG E LN SD S 1/2 SE 1/4 N 0 24' W 1236.3 FT TPOB CONT 18.5801 AC M/L (SPLIT FROM 39010 00 001) (NC716N024W)

R1393740 N 1/2 OF SE 1/4 1-9-73 (SPLIT FROM 39010 00 904)

R0267198 NE OF NW 12-9-73

2. The subject properties are classified as Agricultural property.

3. The County Assessor originally assigned the following actual value to the subject property:

Account#	Residential Land	Ag Land Value	SFR Value	OB Value	Total NOV 2011 Value
R0258512	329400	0	0	0	329400
R0266809	60000	0	0	800	60800
R0266868	0	320	0	0	320
R0266906	60000	0	0	0	60000
R0266914	42500	0	225100	0	267600
R0267058	42500	0	0	0	42500
R1318705	42500	0	0	0	42500
R1364596	42500	0	0	0	42500
R1308661	42500	0	0	0	42500
R1393740	60000	0	290605	8395	359000
R0267198	42500	0	0	0	42500

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

Account #	Residential Land	Ag Land Value	SFR Value	OB Value	Total CBOE 2011 Value
R0258512	329400	0	0	0	329400
R0266809	60000	0	0	800	60800
R0266868	0	320	0	0	320
R0266906	60000	0	0	0	60000
R0266914	42500	0	225100	0	267600
R0267058	42500	0	0	0	42500
R1318705	42500	0	0	0	42500
R1364596	42500	0	0	0	42500
R1308661	42500	0	0	0	42500
R1393740	60000	0	241605	8395	310000
R0267198	42500	0	0	0	42500

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

Account #	Residential Land	Ag Land Value	SFR Value	OB Value	Total Value
R0258512	0	4510	0	0	4510
R0266809	0	1340	0	800	2140
R0266868	0	320	0	0	320
R0266906	0	1290	0	0	1290
R0266914	0	90	208600	0	208690
R0267058	0	90	0	0	90
R1318705	0	700	0	0	700
R1364596	0	110	0	0	110
R1308661	0	1100	0	0	1100
R1393740	0	1210	240600	8300	250110
R0267198	0	600	0	0	600

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:

Classification of land was changed from Residential to Agricultural based on further documentation provided by owner, including sales of cattle for the past two years. There are no decreed water rights for any parcel, but owner does have one well permit with use for watering livestock.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on not scheduled yet be vacated.


DATED this 4th day of April, 2012.



Petitioner

Address:


Thomson Reuters
Matt Poling
1125 17th ST STE 1575
Denver, CO 80202



LEW GAITER, III, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

Address:

LARIMER COUNTY ATTORNEY
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