

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62744
Petitioner: COUNTRY RANCH LIMITED PARTNERSHIP II, 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.: R1589627

Category: Valuation Property Type: Residential

2. Petitioner is protesting the 2013 actual value of the subject property.

3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$6,500,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2013 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 14th day of April 2014.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

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

Cara McKeller

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Docket Number(s): 62744
County Schedule Number : R1589627

2014 APR -7 AM 9: 11

STIPULATION (As To Tax Year 2013 Actual Value)

COUNTRY RANCH LIMITED PARTNERSHIP II

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: LOT 1, PRESTON CENTER 2ND, COUNTRY RANCH, FTC; LESS RD ROW PER 99076823
2. The subject property is classified as a Multi Family property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	1,750,000
Improvements	\$	<u>5,246,900</u>
Total	\$	6,996,900

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

Land	\$	1,750,000
Improvements	\$	<u>5,246,900</u>
Total	\$	6,996,900

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2013.

Land	\$	1,750,000
Improvements	\$	<u>4,750,000</u>
Total	\$	6,500,000

6. The valuations, as established above, shall be binding only with respect to tax year 2013.
7. Brief narrative as to why the reduction was made: After more information was submitted, the expenses exceeded the typical.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 15th, 2014 be vacated.

DATED this 3rd day of February 2014

M. Van Donck

Petitioner(s) Representative
DUFF & PHELPS LLC

Address:
1200 17TH ST STE 990
DENVER, CO 80202

Tom Donnelly

TOM DONNELLY, 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

STEVE MILLER
LARIMER COUNTY ASSESSOR

Address:
Post Office Box 1190
Fort Collins, Colorado 80522
Telephone: (970)498-7050