| BOARD OF ASSESSMENT APPEALS, | Docket Number: 68160 |
| :--- | :--- |
| STATE OF COLORADO |  |
| 1313 Sherman Street, Room 315 |  |
| Denver, Colorado 80203 |  |
| Petitioner: |  |
| RESERVE AT HIGHPOINTE ESTATES 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.: $1638312+33$
Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2015 actual value of the subject property.
3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: $\quad \$ 2, \mathbf{1 1 6 , 5 0 0}$
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

## ORDER:

Respondent is ordered to reduce the 2015 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 August 2016.

BOARD OF ASSESSMENT APPEALS

$\overline{\text { Diane M. DeVries }}$
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.
Sima a Baumbech

Debra A. Baumbach


Gordana Katardzic


# Board Of Assessment Appeals <br> State of Colorado 

Docket Number(s): 68160
County Schedule Numbers: See Attached

## 2016 JUL 15 AII 9: 10

## AMENDED STIPULATION (As To Tax Year 2015 Actual Value)-

## RESERVE AT HIGHPOINTE ESTATES, LLC

vi.

## Larimer County Board of Equalization,

Respondent

Petitioner(s) and Respondent hereby enter into this amended stipulation regarding the $\underline{2015}$ 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 amended Stipulation.

## The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

34 vacant lots in the Highpointe subdivision
2. The subject property is classified as vacant subdivision land.
3. The County Assessor originally assigned the following actual value to the subject property: (34 total lots at $\$ 67,500$ per lot)

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

| Land | $\$$ | $2,295,000$ |
| :--- | :--- | ---: |
| Improvements | $\$$ | 0 |
| Total | $\$$ | $2,295,000$ |

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2015. (34 total lots at $\$ 62,250$ per lot)

| Land | $\$$ | $2,116,500$ |
| :--- | :--- | ---: |
| Improvements | $\$$ | 0 |
| Total | $\$$ | $2,116,500$ |

6. The valuations, as established above, shall be binding only with respect to tax year 2015 .
7. Brief narrative as to why the reduction was made:

Developed a separate marketing area for interior lots vs exterior view lots and used 3 years of sales prior to the June 30, 2014 appraisal date. Length of absorption remains the same. Amended stipulation to exclude one residential improved lot.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 31, 2016 be vacated.

DATED this 6th day of June 2016


Petitioner(s) Representative

## Address:

Todd J. Stevens
9635 Maroon Circle Suite 450
Englewood, Colorado 80112

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
 Larimer County Assessor

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

## Century Communities

## Highpointe Estates

## Owner

Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LLC

Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates L.LC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates $1: C$ Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates I: LC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LLC Reserve at Highpointe Estates LL.C Reserve at Highpointe Estates LLC

| County | SCHEDULE \# | 2015 SA Value | 2015 CBOE Decision |
| :---: | :---: | :---: | :---: |
| Larimer | - 1638312 | \$44,720 | \$67,500 |
| Larimer | 1638479 | \$44,720 | \$67,500 |
| Larimer | 1638482 | \$44,720 | \$67,500 |
| Larimer | 1638483 | \$44,720 | \$67,500 |
| Laximer | 1638545 | 544,720 | $\$ 67500$ wit |
| Larimer | 1638568 | \$44,720 | \$67,500 |
| Larimer | 1638576 | \$44,720 | \$67,500 |
| Larimer | 1638589 | \$44,720 | \$67,500 |
| Larimer | 1638590 | \$44,720 | \$67,500 |
| Larimer | 1638591 | \$44,720 | \$67,500 |
| Larimer | 1638592 | \$44,720 | \$67,500 |
| Larimer | 1638593 | \$44,720 | \$67,500 |
| Larimer | 1638596 | \$44,720 | \$67,500 |
| Larimer | 1638600 | \$44,720 | \$67,500 |
| Larimer | 1638601 | \$44,720 | \$67,500 |
| Larimer | 1638613 | \$44,720 | \$67,500 |
| Larimer | 1638614 | \$44,720 | \$67,500 |
| Larimer | 1638615 | \$44,720 | \$67,500 |
| Larimer | 1638616 | \$44,720 | \$67,500 |
| Larimer | 1638617 | \$44,720 | \$67,500 |
| Larimer | 1638619 | \$44,720 | \$67,500 |
| Larimer | 1638621 | \$44,720 | \$67,500 |
| Larimer | 1638622 | \$44,720 | \$67,500 |
| Larimer | 1638646 | \$44,720 | \$67,500 |
| Larimer | 1638647 | \$44.720 | \$67,500 |
| Larimer | 1638649 | \$44,720 | \$67,500 |
| Larimer | 1638651 | \$44,720 | \$67,500 |
| Larimer | 1638652 | \$44,720 | \$67,500 |
| Larimer | 1638653 | \$44,720 | \$67,500 |
| Larimer | 1638654 | \$44,720 | \$67,500 |
| Larimer | 1638656 | \$44,720 | \$67,500 |
| Lariner | 1638657 | \$44,720 | \$67,500 |
| Larimer | 1638662 | \$44,720 | \$67,500 |
| Larimer | 1638671 | \$44,720 | \$67,500 |
| Larimer | 1638672 | \$44,720 | \$67,500 |
| 34 | lots |  | 2,295,000 |
| 75 | tots | \$1,520,469 | \$2,295,000 |

