

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 76477
Petitioner: MWATERFORD PINYON 2 LLC v. Respondent: LARIMER COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted 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.: R1663500
Category: Valuation/Protest Appeal Property Type: Residential
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$33,950,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

The Larimer County Assessor is directed to change his/her records accordingly.

DATED this 25th day of February 2020.

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

Cesenia Araujo

Cesenia Araujo



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 76677
County Schedule Number : R1663500

2019 DEC 13 AM 7:59
STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

STIPULATION (As To Tax Year 2019 Actual Value)

MWATERFORD PINYON 2 LLC

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2019 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, BLK 1, WATERFORD PLACE SECOND SUB AMNDED PLAT #2, LOV (20160067231)
2. The subject property is classified as a Residential/Multi Family property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	9,165,800
Improvements	\$	29,014,200
Total	\$	<u>38,180,000</u>

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

Land	\$	9,165,800
Improvements	\$	29,014,200
Total	\$	<u>38,180,000</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2019.

Land	\$	9,165,800
Improvements	\$	24,784,200
Total	\$	<u>33,950,000</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2019.

7. Brief narrative as to why the reduction was made:
After further review of the subject property, and additional information provided by the petitioner, the market supported a lower value.

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

DATED this 9th day of October 2019

Michelle Tarbell

Petitioner(s) Representative

~~Christian Segner~~ Michelle Tarbell
Ryan LLC

Address:

7979 E Tufts Ave, 1500

Denver, CO 80237

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

Bob Overbeck

BOB OVERBECK
LARIMER COUNTY ASSESSOR

Address:

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