

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 76495
Petitioner: CCC FORT COLLINS 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.: R1661840+202
 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: \$60,600,500
 (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 16th day of March 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

Gordana Katardzic

Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 76495
County Schedule Number : R1661840 + 202

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2019 DEC 23 PM 2:58

STIPULATION (As To Tax Year 2019 Actual Value)

CCC FORT COLLINS 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: PT W 1/2 7-7-68 DESC: BEG S 2 4' 3" W 1349.99 FT, S 87 55' 57" E 318 FT, S 2 4' 3" W 300 FT, S 87 55' 57" E 503 FT, S 2 4' 3" W 62.53 FT FROM NW COR, S 87 55' 57" E 204 FT, S 2 4' 3" W 38.81 FT, S 87 55' 57" E 294.16 FT, N 33 6' 53"E 350.16 FT, S 50 1' 54" E 150 FT, S 34 9' 38" W 556.45 FT, S 59 22' 32" E 100.57 FT, S 30 37' 28" W 300 FT, S 59 22' 32" E 206.1 FT, S 30 37' 28" W 510 FT TO NRLY LN LINCOLN AVE, TH ALG SD NRLY LN N 59 22' 32" W 299.9 FT, TH ALG ARC 1206 FT RAD CUR L, 133.13 FT, L/C N 62 32' 17" W 133.07 FT, N 2 4' 3" E 960 FT TPOB (SPLIT FROM 87072 00 008) (C32S020403W); LESS 86066344, 86066341, FTC ALSO LOTS 1-200 & TRACTS A & D, CAPSTONE COTTAGES, FTC (20160044405)

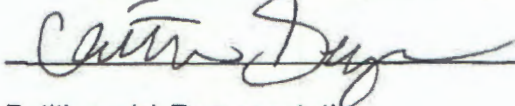
2. The subject property is classified as Multi Family properties.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination: **Please see spreadsheet attached for 203 parcels**
4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows: **Please see spreadsheet attached for 203 parcels**
5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2019.
Please see spreadsheet attached for 203 parcels

****TOTAL STIPULATION VALUE: \$60,600,500**

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, additional information was 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.

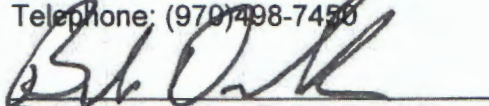
DATED this 19th day of November 2019



Petitioner(s) Representative
Christian Segner/Ryan PT
Address:
7979 E Tufts Ave, 1500
Denver, CO 80237



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

CAPSTONE COTTAGES STUDENT HOUSING			SAME AS ASPEN HTS	NOV VALUE:	CBOE VALUE:	BAA VALUE ADJUSTED:	
NEW PARCEL REPLATS	SF FROM PLANS	ADDRESS	SITE VALUE	2019	2019	2019	
			2019 LAND VAL	TTL VALUE	TTL VALUE	TTL VALUE	
87072-18-001	1,734	227 LONGLEAF LN 1	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-002	1,734	227 LONGLEAF LN 2	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-003	1,734	227 LONGLEAF LN 3	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-004	1,734	227 LONGLEAF LN 4	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-005	1,904	221 LONGLEAF LN	\$37,500	\$371,200	\$371,200	\$326,900	CHANGE
87072-18-006	1,734	303 LONGLEAF LN 1	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-20-001	1,734	303 LONGLEAF LN 2	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-008	1,734	303 LONGLEAF LN 4	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-20-002	1,734	303 LONGLEAF LN 3	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-010	1,814	309 LONGLEAF LN 1	\$37,500	\$353,700	\$353,700	\$311,500	CHANGE
87072-18-011	1,734	309 LONGLEAF LN 2	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-012	1,734	303 LONGLEAF LN 4	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-013	1,734	309 LONGLEAF LN 3	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-014	1,814	315 LONGLEAF LN 2	\$37,500	\$353,700	\$353,700	\$311,500	CHANGE
87072-18-015	1,904	315 LONGLEAF LN 3	\$37,500	\$371,200	\$371,200	\$326,900	CHANGE
87072-18-016	1,904	315 LONGLEAF LN 1	\$37,500	\$371,200	\$371,200	\$326,900	CHANGE
87072-18-017	1,734	321 LONGLEAF LN 1	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-018	1,734	321 LONGLEAF LN 2	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-019	1,814	327 LONGLEAF LN 1	\$37,500	\$353,700	\$353,700	\$311,500	CHANGE
87072-18-020	1,734	327 LONGLEAF LN 3	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-021	1,734	327 LONGLEAF LN 2	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-022	1,734	333 LONGLEAF LN 1	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-023	1,734	333 LONGLEAF LN 3	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-024	1,734	333 LONGLEAF LN 2	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-025	1,904	339 LONGLEAF LN	\$37,500	\$371,200	\$371,200	\$326,900	CHANGE
87072-20-003	1,734	1157 DUFF DR 3	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-20-004	1,734	1157 DUFF DR 1	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-20-005	1,734	1157 DUFF DR 2	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-029	1,734	1163 DUFF DR	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-030	1,814	1169 DUFF DR 3	\$37,500	\$353,700	\$353,700	\$311,500	CHANGE
87072-18-031	1,734	1169 DUFF DR 1	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-032	1,734	1169 DUFF DR 2	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-033	1,734	1175 DUFF DR 3	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-034	1,734	1175 DUFF DR 1	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-035	1,734	1175 DUFF DR 2	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-036	1,814	1181 DUFF DR 3	\$37,500	\$353,700	\$353,700	\$311,500	CHANGE
87072-18-037	1,734	1181 DUFF DR 1	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-038	1,734	1181 DUFF DR 2	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-039	1,734	351 PLUMWOOD LN	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-040	1,734	350 PLUMWOOD LN	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-041	1,814	1207 DUFF DR 3	\$37,500	\$353,700	\$353,700	\$311,500	CHANGE
87072-18-042	1,734	1207 DUFF DR 1	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-043	1,734	1207 DUFF DR 2	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-044	1,734	1213 DUFF DR 3	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-045	1,734	1213 DUFF DR 1	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-046	1,734	1213 DUFF DR 2	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-047	1,734	1219 DUFF DR 3	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-048	1,734	1219 DUFF DR 1	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-049	1,734	1219 DUFF DR 2	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-050	1,814	1225 DUFF DR 3	\$37,500	\$353,700	\$353,700	\$311,500	CHANGE
87072-18-051	1,734	1225 DUFF DR 1	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-052	1,734	1225 DUFF DR 2	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE

CAPSTONE COTTAGES STUDENT HOUSING			VALUE AT \$195/SF 001 THRU 200	VALUE AT \$195/SF 001 THRU 200	VALUE AT \$171.72/SF 001 THRU 200		
NEW PARCEL REPLATS	SF FROM PLANS	ADDRESS	SAME AS ASPEN HTS SITE VALUE	NOV VALUE: 2019 TTL VALUE	CBOE VALUE: 2019 TTL VALUE	BAA VALUE ADJUSTED: 2019 TTL VALUE	
	1,814	247 CORDOVA RD 4	\$37,500	\$353,700	\$353,700	\$311,500	CHANGE
	1,734	247 CORDOVA RD 3	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
	1,734	247 CORDOVA RD 1	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
	1,814	247 CORDOVA 2	\$37,500	\$353,700	\$353,700	\$311,500	CHANGE
	1,734	241 CORDOVA RD 3	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
	1,734	241 CORDOVA RD 1	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
	1,734	241 CORDOVA RD 2	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
	1,734	235 CORDOVA RD 3	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
	1,734	235 CORDOVA RD 1	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
	1,734	235 CORDOVA RD 2	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
	1,814	229 CORDOVA RD 3	\$37,500	\$353,700	\$353,700	\$311,500	CHANGE
	1,814	229 CORDOVA 1	\$37,500	\$353,700	\$353,700	\$311,500	CHANGE
	1,814	229 CORDOVA RD 2	\$37,500	\$353,700	\$353,700	\$311,500	CHANGE
	1,680	1215 CLOVERDALE DR 7	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	1215 CLOVERDALE DR 6	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	1215 CLOVERDALE DR 5	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	1215 CLOVERDALE DR 4	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	1215 CLOVERDALE DR 3	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	1215 CLOVERDALE DR 2	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	1215 CLOVERDALE DR 1	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	1209 CLOVERDALE DR 5	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	1209 CLOVERDALE DR 4	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	1209 CLOVERDALE DR 3	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	1209 CLOVERDALE DR 2	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	1209 CLOVERDALE DR 1	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	1203 CLOVERDALE DR 5	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	1203 CLOVERDALE DR 4	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	1203 CLOVERDALE DR 3	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	1203 CLOVERDALE DR 2	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	1203 CLOVERDALE DR 1	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	1185 CLOVERDALE DR 3	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	1185 CLOVERDALE DR 2	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	1185 CLOVERDALE DR 1	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	1179 CLOVERDALE DR 5	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	1179 CLOVERDALE DR 4	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	1179 CLOVERDALE DR 3	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	1179 CLOVERDALE DR 2	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	1179 CLOVERDALE DR 1	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	320 LONGLEAF LN 7	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	320 LONGLEAF LN 6	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	320 LONGLEAF LN 5	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	320 LONGLEAF LN 4	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	320 LONGLEAF LN 3	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	320 LONGLEAF LN 2	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	320 LONGLEAF LN 1	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,734	314 LONGLEAF LN 2	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
	1,734	314 LONGLEAF LN 1	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
	1,680	302 LONGLEAF LN 7	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	302 LONGLEAF LN 6	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	302 LONGLEAF LN 5	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	302 LONGLEAF LN 4	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
	1,680	302 LONGLEAF LN 3	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE

CAPSTONE COTTAGES STUDENT HOUSING			SAME AS ASPEN HTS	NOV VALUE:	CBOE VALUE:	BAA VALUE ADJUSTED:	
NEW PARCEL REPLATS	SF FROM PLANS	ADDRESS	SITE VALUE	2019	2019	2019	
			2019 LAND VAL	TTL VALUE	TTL VALUE	TTL VALUE	
87072-18-105	1,680	302 LONGLEAF LN 2	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-106	1,680	302 LONGLEAF LN 1	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-107	1,734	1158 GOLD DR 2	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-108	1,734	1158 GOLD DR 3	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-109	1,734	1158 GOLD DR 1	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-110	1,734	1164 GOLD DR 2	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-111	1,734	1164 GOLD DR 3	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-112	1,734	1164 GOLD DR 1	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-113	1,814	1206 GOLD DR 2	\$37,500	\$353,700	\$353,700	\$311,500	CHANGE
87072-18-114	1,734	1206 GOLD DR 3	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-115	1,814	1206 GOLD DR 1	\$37,500	\$353,700	\$353,700	\$311,500	CHANGE
87072-20-019	1,734	1212 GOLD DR 2	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-20-020	1,734	1212 GOLD DR 4	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-20-021	1,734	1212 GOLD DR 1	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-20-022	1,734	1212 GOLD DR 3	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-20-023	1,734	1218 GOLD DR	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-121	1,680	217 CORDOVA RD 3	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-122	1,680	217 CORDOVA RD 2	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-123	1,680	217 CORDOVA RD 1	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-124	1,680	211 CORDOVA RD 7	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-125	1,680	211 CORDOVA RD 6	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-126	1,680	211 CORDOVA RD 5	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-127	1,680	211 CORDOVA RD 4	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-128	1,680	211 CORDOVA RD 3	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-129	1,680	211 CORDOVA RD 2	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-130	1,680	211 CORDOVA RD 1	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-131	1,680	205 CORDOVA RD 3	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-132	1,680	205 CORDOVA RD 2	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-133	1,680	205 CORDOVA RD 1	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-134	1,680	1214 E LINCOLN AVE 7	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-135	1,680	1214 E LINCOLN AVE 6	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-136	1,680	1214 E LINCOLN AVE 5	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-137	1,680	1214 E LINCOLN AVE 4	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-138	1,680	1214 E LINCOLN AVE 3	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-139	1,680	1214 E LINCOLN AVE 2	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-140	1,680	1214 E LINCOLN AVE 1	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-141	1,680	1208 E LINCOLN AVE 5	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-142	1,680	1208 E LINCOLN AVE 4	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-143	1,680	1208 E LINCOLN AVE 3	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-144	1,680	1208 E LINCOLN AVE 2	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-145	1,680	1208 E LINCOLN AVE 1	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-146	1,904	202 COLLEGIATE WAY 1	\$37,500	\$371,200	\$371,200	\$326,900	CHANGE
87072-18-147	1,904	202 COLLEGIATE WAY 2	\$37,500	\$371,200	\$371,200	\$326,900	CHANGE
87072-18-148	1,904	202 COLLEGIATE WAY 3	\$37,500	\$371,200	\$371,200	\$326,900	CHANGE
87072-20-024	1,734	203 COLLEGIATE WAY 1	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-20-025	1,734	203 COLLEGIATE WAY 2	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-20-026	1,734	203 COLLEGIATE WAY 3	\$37,500	\$338,100	\$338,100	\$297,700	CHANGE
87072-18-152	1,680	1160 E LINCOLN AVE 7	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-153	1,680	1160 E LINCOLN AVE 6	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-154	1,680	1160 E LINCOLN AVE 5	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-155	1,680	1160 E LINCOLN AVE 4	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-156	1,680	1160 E LINCOLN AVE 3	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE

CAPSTONE COTTAGES STUDENT HOUSING			SAME AS ASPEN HTS	NOV VALUE:	CBOE VALUE:	BAA VALUE ADJUSTED:	
NEW PARCEL REPLATS	SF FROM PLANS	ADDRESS	SITE VALUE 2019 LAND VAL	2019 TTL VALUE	2019 TTL VALUE	2019 TTL VALUE	
87072-18-157	1,680	1160 E LINCOLN AVE 2	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-158	1,680	1160 E LINCOLN AVE 1	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-159	1,680	1153 GOLD DR 1	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-160	1,680	1153 GOLD DR 2	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-161	1,680	1153 GOLD DR 3	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-162	1,680	1159 GOLD DR 1	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-163	1,680	1159 GOLD DR 2	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-164	1,680	1159 GOLD DR 3	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-165	1,680	1159 GOLD DR 4	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-166	1,680	1159 GOLD DR 5	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-167	1,680	1159 GOLD DR 6	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-168	1,680	1159 GOLD DR 7	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-169	1,680	215 COLLEGIATE WAY 5	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-170	1,680	215 COLLEGIATE WAY 4	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-171	1,680	215 COLLEGIATE WAY 3	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-172	1,680	215 COLLEGIATE WAY 2	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-173	1,680	215 COLLEGIATE WAY 1	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-174	1,680	209 COLLEGIATE WAY 5	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-175	1,680	209 COLLEGIATE WAY 4	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-176	1,680	209 COLLEGIATE WAY 3	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-177	1,680	209 COLLEGIATE WAY 2	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-178	1,680	209 COLLEGIATE WAY 1	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-179	1,680	208 COLLEGIATE WAY 1	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-180	1,680	208 COLLEGIATE WAY 2	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-181	1,680	208 COLLEGIATE WAY 3	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-182	1,680	208 COLLEGIATE WAY 4	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-183	1,680	208 COLLEGIATE WAY 5	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-184	1,680	214 COLLEGIATE WAY 1	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-185	1,680	214 COLLEGIATE WAY 2	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-186	1,680	214 COLLEGIATE WAY 3	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-187	1,680	214 COLLEGIATE WAY 4	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-188	1,680	214 COLLEGIATE WAY 5	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-189	1,680	1205 GOLD DR 1	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-190	1,680	1205 GOLD DR 2	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-191	1,680	1205 GOLD DR 3	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-192	1,680	1205 GOLD DR 4	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-193	1,680	1205 GOLD DR 5	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-194	1,680	1205 GOLD DR 6	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-195	1,680	1205 GOLD DR 7	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-196	1,680	1211 GOLD DR 1	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-197	1,680	1211 GOLD DR 2	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-198	1,680	1211 GOLD DR 3	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-199	1,680	1211 GOLD DR 4	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-18-200	1,680	1211 GOLD DR 5	\$37,500	\$327,600	\$327,600	\$288,500	CHANGE
87072-21-001	7,863	1200 GOLD DR	\$562,600	\$1,769,175	\$1,769,175	\$1,397,500	CHANGE
87072-21-002			\$500	\$500	\$500	\$500	NO CHANGE
87072-19-003			\$500	\$500	\$500	\$500	NO CHANGE
87072-21-004	2,017	1303 DUFF DR	\$37,500	\$302,550	\$302,550	\$302,500	CORRECTED FOR BAA FROM \$302,550
87072-19-005			\$500	\$500	\$500	\$500	NO CHANGE
87072-19-006			\$500	\$500	\$500	\$500	NO CHANGE
87072-00-015	INCLUDED 11-19-19		\$500	\$581,630	\$581,630	\$500	CHANGE
TOTALS:	352,888		\$8,102,600	\$69,538,955	\$69,537,955	\$60,600,500	TOTAL VALUE BAA STIPULATION

LOCATION: 2\SHARE\COMMERC AL\2019 REAPPRAISAL WP\MULTI FAMILY\APT BKG AND NEW COMPLEXES VALUE\CAPSTONE COTTAGES 671724603 PLUS 200 E E NECD\LR 19.XI.04			VALUE AT \$195/SF 001 THRU 200	VALUE AT \$195/SF 001 THRU 200	VALUE AT \$171.72/SF 001 THRU 200	
CAPSTONE COTTAGES STUDENT HOUSING			SAME AS ASPEN HTS	NOV VALUE:	CBOE VALUE:	BAA VALUE ADJUSTED:
			SITE VALUE	2019	2019	2019
NEW PARCEL REPLATS	SF FROM PLANS	ADDRESS	2019 LAND VAL	TTL VALUE	TTL VALUE	TTL VALUE
			\$7.72	\$344,252	\$344,247	\$300,002
						\$/UNIT VALUE FOR 2019