

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 76503
Petitioner: NVH WIP LLLP 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.: R1653384+54
Category: Valuation/Protest Appeal Property Type: Vacant Land
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: \$4,972,000
(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 22nd day of April 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



William Lyon Hones

Timnath Ranch

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 76503

County Schedule Number : See Attached R1653384 + 54

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STIPULATION (As To Tax Year 2019 Actual Value)

NVH WIP LLLP

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:

Timnath Ranch Sub 1st Filing: Block 1: Lots 1-10, 12-13, 24-25, 33-44. Block 2: Lots 1-6, 18-23. Block 3: Lots 1-5, 7-10. Block 4: Lots 1, 5-8, 14-16
(See Attached)

2. The subject property is classified as a Residential Vacant property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	5,753,000
Improvements	\$	0
Total	\$	5,753,000

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

Land	\$	5,753,000
Improvements	\$	0
Total	\$	5,753,000

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	\$	4,972,000
Improvements	\$	0
Total	\$	<u>4,972,000</u>

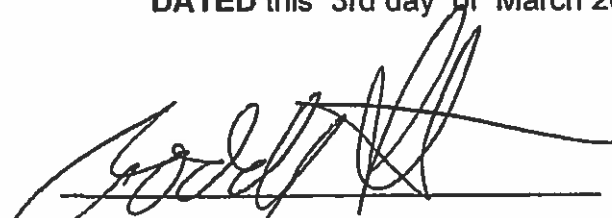
6. The valuations, as established above, shall be binding only with respect to tax year 2019.

7. Brief narrative as to why the reduction was made:

Petitioner provided comparable vacant lots sold within neighboring subdivision, Timnath South. With this taken into account, value should be lowered.

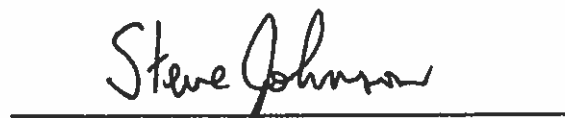
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 04/06/2020 be vacated.

DATED this 3rd day of March 2020



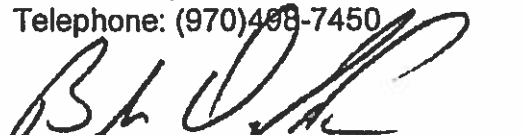
Petitioner(s) Representative

Address:
STEVENS & ASSOCIATES
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ENGLEWOOD, CO 80112



TOM DONNELLY, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

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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

<u>Schedule Number</u>	<u>Parcel Number</u>	<u>Prior Value</u>	<u>Stipulated Value</u>
R1653384	8601328001	\$ 104,600	\$ 90,400
R1653385	8601328002	\$ 104,600	\$ 90,400
R1653386	8601328003	\$ 104,600	\$ 90,400
R1653387	8601328004	\$ 104,600	\$ 90,400
R1653388	8601328005	\$ 104,600	\$ 90,400
R1653389	8601328006	\$ 104,600	\$ 90,400
R1653390	8601328007	\$ 104,600	\$ 90,400
R1653391	8601328008	\$ 104,600	\$ 90,400
R1653392	8601328009	\$ 104,600	\$ 90,400
R1653393	8601328010	\$ 104,600	\$ 90,400
R1653395	8601328012	\$ 104,600	\$ 90,400
R1653396	8601328013	\$ 104,600	\$ 90,400
R1653407	8601328024	\$ 104,600	\$ 90,400
R1653408	8601328025	\$ 104,600	\$ 90,400
R1653416	8601328033	\$ 104,600	\$ 90,400
R1653417	8601328034	\$ 104,600	\$ 90,400
R1653418	8601328035	\$ 104,600	\$ 90,400
R1653419	8601328036	\$ 104,600	\$ 90,400
R1653420	8601328037	\$ 104,600	\$ 90,400
R1653421	8601328038	\$ 104,600	\$ 90,400
R1653422	8601328039	\$ 104,600	\$ 90,400
R1653423	8601328040	\$ 104,600	\$ 90,400
R1653424	8601328041	\$ 104,600	\$ 90,400
R1653425	8601328042	\$ 104,600	\$ 90,400
R1653426	8601328043	\$ 104,600	\$ 90,400
R1653427	8601328044	\$ 104,600	\$ 90,400
R1653428	8601329001	\$ 104,600	\$ 90,400
R1653429	8601329002	\$ 104,600	\$ 90,400
R1653430	8601329003	\$ 104,600	\$ 90,400
R1653431	8601329004	\$ 104,600	\$ 90,400
R1653432	8601329005	\$ 104,600	\$ 90,400
R1653433	8601329006	\$ 104,600	\$ 90,400
R1653445	8601329018	\$ 104,600	\$ 90,400
R1653446	8601329019	\$ 104,600	\$ 90,400
R1653447	8601329020	\$ 104,600	\$ 90,400
R1653448	8601329021	\$ 104,600	\$ 90,400

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<u>Schedule Number</u>	<u>Parcel Number</u>	<u>Prior Value</u>	<u>Stipulated Value</u>
R1653449	8601329022	\$ 104,600	\$ 90,400
R1653450	8601329023	\$ 104,600	\$ 90,400
R1653451	8601330001	\$ 104,600	\$ 90,400
R1653452	8601330002	\$ 104,600	\$ 90,400
R1653453	8601330003	\$ 104,600	\$ 90,400
R1653454	8601330004	\$ 104,600	\$ 90,400
R1653455	8601330005	\$ 104,600	\$ 90,400
R1653457	8601330007	\$ 104,600	\$ 90,400
R1653458	8601330008	\$ 104,600	\$ 90,400
R1653459	8601330009	\$ 104,600	\$ 90,400
R1653460	8601330010	\$ 104,600	\$ 90,400
R1653479	8601331001	\$ 104,600	\$ 90,400
R1653483	8601331005	\$ 104,600	\$ 90,400
R1653484	8601331006	\$ 104,600	\$ 90,400
R1653485	8601331007	\$ 104,600	\$ 90,400
R1653486	8601331008	\$ 104,600	\$ 90,400
R1653492	8601331014	\$ 104,600	\$ 90,400
R1653493	8601331015	\$ 104,600	\$ 90,400
R1653494	8601331016	\$ 104,600	\$ 90,400

<u>TOTAL</u>	<u>TOTAL</u>
\$ 5,753,000	\$ 4,972,000

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