

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 76680</b>
Petitioner: <b>8407 COPELAND LLC</b>  v. Respondent: <b>LARIMER COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0618667**  
**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: \$112,200**  
(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 1st day of March 2022.

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.

*Sondra W Mercier*

Sondra W. Mercier

*Stephanie Cobos*

Stephanie Cobos



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): 76680  
County Schedule Number : R0618667

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**STIPULATION (As To Tax Year 2019 Actual Value)**

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8407 COPELAND LLC

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,  
Respondent

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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 47, BLK 2, MOUNTAIN RANGE SHADOWS
  
2. The subject property is classified as a Residential property.
  
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	26,000
Improvements	\$	<u>91,700</u>
Total	\$	117,700

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

:

Land	\$	26,000
Improvements	\$	<u>91,700</u>
Total	\$	117,700

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	\$	26,000
Improvements	\$	86,200
Total	\$	<u>112,200</u>

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

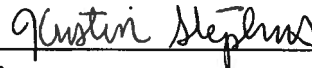
7. Brief narrative as to why the reduction was made:

All comparable sales used in 2019 CBOE packet had significant time adjustments. Backed time adjustments off to 50% of what were originally used. Threw out one sale and used resulting median \$/SF.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on TBA be vacated.


**DATED** this 18th day of January 2022

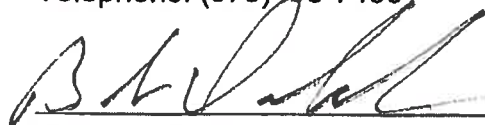
  
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8407 COPELAND LLC  
manager

  
\_\_\_\_\_  
CHAIR  
LARIMER COUNTY BOARD OF EQUALIZATION

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\_\_\_\_\_

Address:  
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Post Office Box 1606  
Fort Collins, Colorado 80522  
Telephone: (970)498-7450

Attest:   
\_\_\_\_\_  
Deputy Clerk

  
\_\_\_\_\_  
BOB OVERBECK  
LARIMER COUNTY ASSESSOR

Address:  
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