

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 79873
Petitioner: RICHMOND AMERICAN HOMES OF COLORADO INC v. Respondent: LARIMER COUNTY BOARD OF EQUALIZATION	
AMDENDED 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.: R1659576+46
Category: Valuation/Protest Appeal Property Type: Vacant Land
2. Petitioner is protesting the 2020 actual value of the subject property.
3. The parties agreed that the 2020 actual value of the subject property should be reduced to:

Total Value: \$2,895,200
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2020 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 July 2020.

BOARD OF ASSESSMENT APPEALS

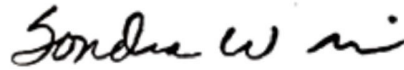


Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Stephanie Cobos

Stephanie Cobos



Sondra W. Mercier



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 79873
County Schedule Number : R1659576 + 46

REVISED EXECUTED STIPULATION AGREEMENT (AsToTax Year 2020 Actual Value)

Richmond American Homes Of Colorado Inc

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

This Revised Executed Stipulation Agreement is made to correct only the schedule numbers involved. The number of parcels and all values remain the same.

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2020 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 5, Block 1, Rose Farm Acres, BER (20150087956) + 46 More (See Attached Revised List)
2. The subject property is classified as Residential Vacant property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	3,116,100
Improvements	\$	<u>0</u>
Total	\$	3,116,100

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

:

Land	\$	3,116,100
Improvements	\$	<u>0</u>
Total	\$	3,116,100

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2020.

Land	\$	2,895,200
Improvements	\$	0
Total	\$	2,895,200

6. The valuations, as established above, shall be binding only with respect to tax year 2020.

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

After a review of the market analysis, it was determined that a reduction in the value per lot could be made. The 47 lots under appeal were originally valued at \$66,300 each, for a total value of \$3,116,100. The stipulated value reduces each lot to \$61,600, for a total value of \$2,895,200 (see attached list).

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 05/26/2021 be vacated.

DATED this 6th day of October, 2021



Petitioner(s) Representative

Address:

Stevens & Associates/Inc.
10303 E Dry Creek Road, Ste 240
Englewood, CO 80112
303-347-1878

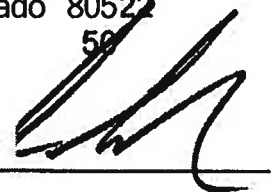


JOHN KEFALAS, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

Address:

LARIMER COUNTY ATTORNEY
224 Canyon Avenue Suite 200
Post Office Box 1606
Fort Collins, Colorado 80522
Telep;gz8-74 58

Attest:


Deputy Clerk

Boa OVERBECK
LARIMER COUNTY ASSESSOR



Address:

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

RICHMOND AMERICAN HOMES OF COLORADO INC VS. LARIMER COUNTY BOARD OF EQUALIZATION
DOCKET #79873 REVISED PARCEL LIST 10/5/2021

SCHEDULE #	PARCEL #	ACTUAL VALUE	STIPULATED VALUE
R1659576	9423331005	\$66,300	\$61,600
R1659577	9423331006	\$66,300	\$61,600
R1659578	9423331007	\$66,300	\$61,600
R1659579	9423331008	\$66,300	\$61,600
R1659580	9423331009	\$66,300	\$61,600
R1659581	9423331010	\$66,300	\$61,600
R1659582	9423331011	\$66,300	\$61,600
R1659583	9423331012	\$66,300	\$61,600
R1659584	9423331013	\$66,300	\$61,600
R1659586	9423331015	\$66,300	\$61,600
R1659587	9423331016	\$66,300	\$61,600
R1659588	9423331017	\$66,300	\$61,600
R1659589	9423331018	\$66,300	\$61,600
R1659590	9423331019	\$66,300	\$61,600
R1659591	9423331020	\$66,300	\$61,600
R1659592	9423331021	\$66,300	\$61,600
R1659597	9423331026	\$66,300	\$61,600
R1659598	9423331027	\$66,300	\$61,600
R1659599	9423331028	\$66,300	\$61,600
R1659600	9423331029	\$66,300	\$61,600
R1659601	9423331030	\$66,300	\$61,600
R1659602	9423331031	\$66,300	\$61,600
R1659603	9423331032	\$66,300	\$61,600
R1659604	9423331033	\$66,300	\$61,600
R1659670	9423333026	\$66,300	\$61,600
R1659671	9423333027	\$66,300	\$61,600
R1659672	9423333028	\$66,300	\$61,600
R1659673	9423333029	\$66,300	\$61,600

R1659674	9423333030	\$66,300	\$61,600
R1659675	9423333031	\$66,300	\$61,600
R1659676	9423333032	\$66,300	\$61,600
R1659677	9423333033	\$66,300	\$61,600
R1659678	9423333034	\$66,300	\$61,600
R1659679	9423333035	\$66,300	\$61,600
R1659680	9423333036	\$66,300	\$61,600
R1659681	9423333037	\$66,300	\$61,600
R1659682	9423333038	\$66,300	\$61,600
R1659683	9423333039	\$66,300	\$61,600
R1659684	9423333040	\$66,300	\$61,600
R1659685	9423333041	\$66,300	\$61,600
R1659686	9423333042	\$66,300	\$61,600
R1659687	9423333043	\$66,300	\$61,600
R1659688	9423333044	\$66,300	\$61,600
R1659691	9423333047	\$66,300	\$61,600
R1659692	9423333048	\$66,300	\$61,600
R1659693	9423333049	\$66,300	\$61,600
R1659694	9423333050	\$66,300	\$61,600

TOTAL: \$3,116,100 \$2,895,200

TOTAL: