

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>RICHARDS LAKE, LLC,</p> <p>v.</p> <p>Respondent:</p> <p>LARIMER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Barry J. Goldstein, Esq. Sterling Equities, Inc.</p> <p>Address: 950 South Cherry Street #320 Denver, Colorado 80246</p> <p>Phone Number: 303-757-8865</p> <p>Attorney Reg. No.: 2218</p>	<p>Docket Number: 40425</p>
<p>ORDER ON STIPULATION</p>	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved 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.: See Attached Stipulation

Category: Valuation

Property Type: Vacant Land

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

See Attachment A

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

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

DATED/MAILED this 26th day of March, 2003.

This decision was put on the record

March 25, 2003

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

BOARD OF ASSESSMENT APPEALS

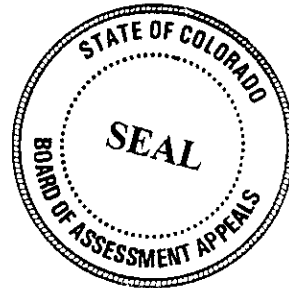
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

James E. Mogan
James E. Mogan



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

RECEIVED
MAR 25 11:55

Docket Number: 40425

Multiple County Schedule Numbers: (As Set Forth in the Attached)

APPEALS

STIPULATION (As to Tax Year 2002 Actual Value)

RICHARDS LAKE LLC

Petitioner

vs.

Larimer COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2002 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The Properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.

2. The subject properties are classified as vacant land parcels (what type).

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2002.

4. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2002 actual values of the subject properties, as shown on Attachment A.

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2002.

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

Reduction to conform with 2001 values

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on N/A (date) at N/A (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 11TH day of March, 2003

Barry J. Goldstein
Petitioner(s) or Agent or Attorney

Tom Bender
Tom Bender, Chair of the
Larimer County Board of Equalization

Address:
Barry J. Goldstein, #2218
950 S. Cherry St., #320
Denver, CO 80246

Telephone: 303-757-8865

Address:
Harden, Schmidt, Hass and Haag,
Ninth Floor, First Tower Bldg
P.O. Box 1606

Fort Collins, CO 80522
Telephone: 970-482-7777

Larry Johnson
County Assessor

Address:
Larry Johnson, Assessor
P.O. Box 1190
Fort Collins, CO 80522
Telephone: 970-498-7092

Docket Number 40425

ATTACHMENT A
ACTUAL VALUES
Docket Number 40425

<u>Schedule Number</u>	<u>Old Value</u>	<u>New Value</u>
88303-12-001	9,160.00	500.00
88303-12-002	9,160.00	500.00
88303-12-003	9,160.00	500.00
88303-12-004	9,160.00	500.00
88303-12-005	9,160.00	500.00
88303-12-006	9,160.00	500.00
88303-12-007	9,160.00	500.00
88303-12-008	9,160.00	500.00
88303-12-009	9,160.00	500.00
88303-12-010	9,160.00	500.00
88303-12-011	9,160.00	500.00
88303-12-043	9,160.00	500.00
88303-12-044	9,160.00	500.00
88303-12-045	9,160.00	500.00
88303-12-057	9,160.00	500.00
88303-12-058	9,160.00	500.00
88303-12-059	9,160.00	500.00
88303-12-060	9,160.00	500.00
88303-12-061	9,160.00	500.00
88303-12-062	9,160.00	500.00
88303-12-063	9,160.00	500.00
88303-12-064	9,160.00	500.00
88303-12-065	9,160.00	500.00
88303-12-066	9,160.00	500.00
88303-12-067	9,160.00	500.00
88303-12-068	9,160.00	500.00
88303-12-069	9,160.00	500.00
88303-12-070	9,160.00	500.00
88303-12-071	9,160.00	500.00
88303-12-072	9,160.00	500.00
88303-12-073	9,160.00	500.00
88303-12-074	9,160.00	500.00
88303-12-075	9,160.00	500.00
88303-12-076	9,160.00	500.00
88303-12-077	9,160.00	500.00
88303-12-078	9,160.00	500.00
88303-12-079	9,160.00	500.00
88303-12-080	9,160.00	500.00
88303-12-081	9,160.00	500.00
88303-12-082	9,160.00	500.00
88303-12-083	9,160.00	500.00
88303-12-084	9,160.00	500.00
88303-12-085	9,160.00	500.00
88303-12-086	9,160.00	500.00
88303-12-087	9,160.00	500.00
88303-12-088	9,160.00	500.00

ATTACHMENT A
ACTUAL VALUES
Docket Number 40425

<u>Schedule Number</u>	<u>Old Value</u>	<u>New Value</u>
88303-12-089	9,160.00	500.00
88303-12-090	9,160.00	500.00
88303-12-091	9,160.00	500.00
88303-12-092	9,160.00	500.00
88303-12-093	9,160.00	500.00
88303-12-094	9,160.00	500.00
88303-12-095	9,160.00	500.00
88303-12-098	9,160.00	500.00
88303-12-099	9,160.00	500.00
88303-12-100	9,160.00	500.00
88303-12-101	9,160.00	500.00
88303-12-102	9,160.00	500.00
88303-12-103	9,160.00	500.00
88303-12-124	9,160.00	500.00
88303-12-125	9,160.00	500.00
88303-12-126	9,160.00	500.00
88303-12-127	9,160.00	500.00
88303-12-128	9,160.00	500.00
88303-12-129	9,160.00	500.00
88303-12-130	9,160.00	500.00
88303-12-131	9,160.00	500.00
88303-12-132	9,160.00	500.00
88303-12-133	9,160.00	500.00
88303-12-134	9,160.00	500.00
88303-12-245	9,160.00	500.00
88303-12-246	9,160.00	500.00
88303-12-247	9,160.00	500.00
88303-12-248	9,160.00	500.00
88303-12-249	9,160.00	500.00
88304-14-012	9,160.00	500.00
88304-14-013	9,160.00	500.00
88304-14-014	9,160.00	500.00
88304-14-015	9,160.00	500.00
88304-14-016	9,160.00	500.00
88304-14-017	9,160.00	500.00
88304-14-018	9,160.00	500.00
88304-14-019	9,160.00	500.00
88304-14-020	9,160.00	500.00
88304-14-021	9,160.00	500.00
88304-14-022	9,160.00	500.00
88304-14-023	9,160.00	500.00
88304-14-024	9,160.00	500.00
88304-14-025	9,160.00	500.00
88304-14-026	9,160.00	500.00

ATTACHMENT A
ACTUAL VALUES
Docket Number 40425

<u>Schedule Number</u>	<u>Old Value</u>	<u>New Value</u>
88304-14-027	9,160.00	500.00
88304-14-028	9,160.00	500.00
88304-14-029	9,160.00	500.00
88304-14-030	9,160.00	500.00
88304-14-031	9,160.00	500.00
88304-14-032	9,160.00	500.00
88304-14-033	9,160.00	500.00
88304-14-034	9,160.00	500.00
88304-14-035	9,160.00	500.00
88304-14-036	9,160.00	500.00
88304-14-037	9,160.00	500.00
88304-14-038	9,160.00	500.00
88304-14-039	9,160.00	500.00
88304-14-040	9,160.00	500.00
88304-14-041	9,160.00	500.00
88304-14-042	9,160.00	500.00
88304-14-046	9,160.00	500.00
88304-14-047	9,160.00	500.00
88304-14-048	9,160.00	500.00
88304-14-049	9,160.00	500.00
88304-14-050	9,160.00	500.00
88304-14-051	9,160.00	500.00
88304-14-052	9,160.00	500.00
88304-14-053	9,160.00	500.00
88304-14-054	9,160.00	500.00
88304-14-055	9,160.00	500.00
88304-14-056	9,160.00	500.00
88304-14-096	9,160.00	500.00
88304-14-097	9,160.00	500.00
88304-14-104	9,160.00	500.00
88304-14-105	9,160.00	500.00
88304-14-106	9,160.00	500.00
88304-14-107	9,160.00	500.00
88304-14-108	9,160.00	500.00
88304-14-109	9,160.00	500.00
88304-14-110	9,160.00	500.00
88304-14-111	9,160.00	500.00
88304-14-112	9,160.00	500.00
88304-14-113	9,160.00	500.00
88304-14-114	9,160.00	500.00
88304-14-115	9,160.00	500.00
88304-14-116	9,160.00	500.00
88304-14-117	9,160.00	500.00
88304-14-118	9,160.00	500.00
88304-14-119	9,160.00	500.00

ATTACHMENT A
ACTUAL VALUES
Docket Number 40425

<u>Schedule Number</u>	<u>Old Value</u>	<u>New Value</u>
88304-14-120	9,160.00	500.00
88304-14-121	9,160.00	500.00
88304-14-122	9,160.00	500.00
88304-14-123	9,160.00	500.00
88304-14-236	9,160.00	500.00
88304-14-237	9,160.00	500.00
88304-14-238	9,160.00	500.00
88304-14-239	9,160.00	500.00
88304-14-240	9,160.00	500.00
88304-14-241	9,160.00	500.00
88304-14-242	9,160.00	500.00
88304-14-243	9,160.00	500.00
88304-14-244	9,160.00	500.00
88304-14-250	9,160.00	500.00
88304-14-251	9,160.00	500.00
88304-14-252	9,160.00	500.00
88304-14-253	9,160.00	500.00
88304-14-254	9,160.00	500.00
88304-14-255	9,160.00	500.00
88304-14-256	9,160.00	500.00
88304-14-257	9,160.00	500.00
88304-14-258	9,160.00	500.00
88304-14-259	27,000.00	27,000.00
88304-14-260	27,000.00	27,000.00
88304-14-261	27,000.00	27,000.00
88304-14-265	27,000.00	27,000.00
88304-14-267	27,000.00	27,000.00
88304-14-268	27,000.00	27,000.00
88304-14-271	9,160.00	500.00
88304-14-272	9,160.00	500.00
88304-14-273	9,160.00	500.00
88304-14-274	9,160.00	500.00
88304-14-275	9,160.00	500.00
88304-14-276	9,160.00	500.00
88304-14-277	9,160.00	500.00
88304-14-278	9,160.00	500.00
88304-14-279	9,160.00	500.00
88304-14-280	9,160.00	500.00
88304-14-281	9,160.00	500.00
88304-14-282	9,160.00	500.00
88304-14-283	9,160.00	500.00
88304-14-284	9,160.00	500.00

ATTACHMENT A
ACTUAL VALUES
Docket Number 40425

<u>Schedule Number</u>	<u>Old Value</u>	<u>New Value</u>
88304-14-285	9,160.00	500.00
88304-14-286	9,160.00	500.00
88304-14-287	9,160.00	500.00
88304-14-288	9,160.00	500.00
88304-14-290	27,000.00	27,000.00
88304-14-291	27,000.00	27,000.00
88304-14-292	27,000.00	27,000.00
88304-14-294	164,220.00	500.00
88304-15-021	146,230.00	500.00