

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ARC IV LLC,</p> <p>v.</p> <p>Respondent:</p> <p>WELD COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Ronald S. Loser, Esq Address: 1700 Lincoln St., #1300 Denver, CO 80203 Phone Number: (303) 866-9400 Attorney Reg. No.: 1685</p>	<p>Docket Number: 40926</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.: R8022399V

Category: Valuation Property Type: Residential
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:

Total \$12,500,000.00

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.

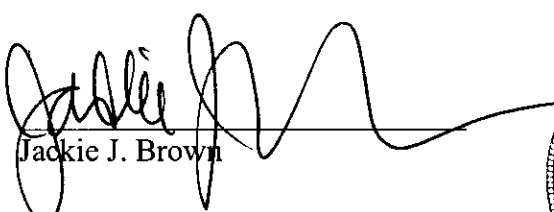
The Weld County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 16th day of August, 2003.

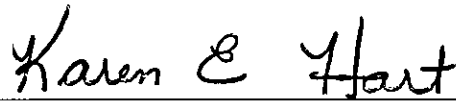
This decision was put on the record


August 15, 2003

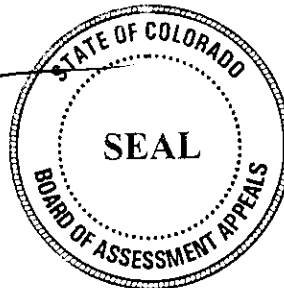
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals


Jackie J. Brown

BOARD OF ASSESSMENT APPEALS


Karen E. Hart


Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 40926
Single County ~~Schedule~~ Number RB022399 Valuation Appeal

STIPULATION (As To Tax Year 2002 Actual Value)

ARC IV, LLC - In care of Marvin F. Peor & Co., Agents
Petitioner(s),

vs.

WELD 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 that arbitration of the property in question be hereby resolved.

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

1. The property subject to this stipulation is described as: A mobile/modular home park with clubhouse, pool facility, and containing approximately 430 sites for homes. IKA Stonybrook Sub.

2. The subject property is classified as Residential property (what type).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2002:

Land	\$ 13,225,000
Improvements	\$ ---
Total	\$ 13,225,000

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

Land	\$ 14,533,000
Improvements	\$ ---
Total	\$ 14,533,000

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2002 actual value for the subject property:

Land	\$ 12,500,000
Improvements	\$ ---
Total	\$ 12,500,000

6. The valuation, as established above, shall be binding only with respect to tax year 2002.

WELD ASSESSOR

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

The purchase price included future considerations for completion of certain portions of the park that needed addressed.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 9/4/03 (date) at 3:00p.m. (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

DATED this 13th day of August, 2003.

 #1685

Petitioner(s) or Attorney

Ronald S. Loser

Address:

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Denver, CO 80202~~

~~c/o Mr. Joe Wenzel~~

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Denver, CO 80203

Telephone: ~~(303) 573-1154~~
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 #13241
County Attorney for Respondent,
Board of Equalization

Address:

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P.O. Box 758
Greeley, CO 80632

Telephone: 970-356-4000 x4391


County Assessor - Chief Assessor

Address:

1400 N. 17th Avenue
Greeley, CO 80631

Telephone: (970) 353-3845 x3685

Docket Number 40926
StipCity.mst

Single Schedule No. 8022399 - Valuation Appeal