

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 44131</p>
<p>Petitioner: STANDARD PACIFIC OF COLORADO, INC./THE WRITER CORP.,</p> <p>v.</p> <p>Respondent: LARIMER COUNTY BOARD OF EQUALIZATION.</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.: R1599237+207

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Total Value: \$6,650,400

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2004 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 1st day of April 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

March 29, 2006

Karen E Hart

Karen E. Hart

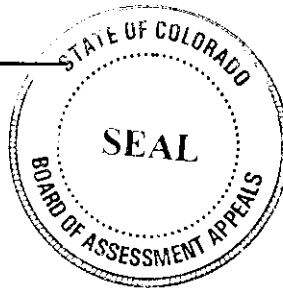
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Keela Steele

Keela Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 44131
County Schedule Number : R1599237 + 207

AMENDED STIPULATION (As To Tax Year 2004 Actual Value)-

STANDARD PACIFIC OF COLORADO INC/THE WRITER CORPORATION
Petitioner(s)

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2004 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:
208 parcels within the Harvest Park Subdivision, Fort Collins, Colorado
See Amended Exhibit A for individual Schedule and Parcel numbers
2. The subject property is classified as a Residential property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	<u>7,248,000</u>
Improvements	\$	<u>0</u>
Total	\$	<u>7,248,000</u>

See Amended Exhibit A for individual parcel values

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

Land	\$	<u>7,248,000</u>
Improvements	\$	<u>0</u>
Total	\$	<u>7,248,000</u>

See Amended Exhibit A for individual parcel values

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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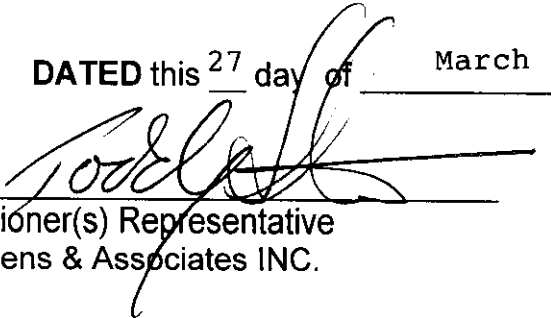
5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2004.

Land	\$	6,650,400
Improvements	\$	0
Total	\$	<u>6,650,400</u>

See Amended Exhibit A for individual parcel values

6. The valuations, as established above, shall be binding only with respect to tax year 2004.
7. Brief narrative as to why the reduction was made: A re-calculation in the absorption rate resulted in a lower present worth value.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 1, 2005 be vacated.

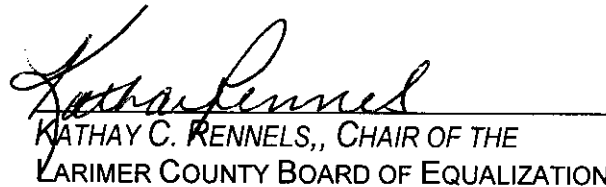
DATED this 27 day of March



Petitioner(s) Representative
Stevens & Associates INC.

Address:

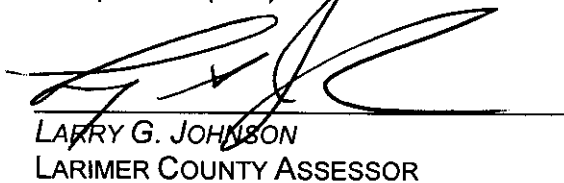
Todd J. Stevens
640 Plaza Dr Suite 290
Littleton, Co 80129



KATHAY C. RENNELS,, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

Address:

HARDEN, SCHMIDT, HASS & HAAG PC
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Post Office Box 1606
Fort Collins, Colorado 80522
Telephone: (970)498-7450



LARRY G. JOHNSON
LARIMER COUNTY ASSESSOR

Address:

Post Office Box 1190
Fort Collins, Colorado 80522
Telephone: (970)498-7092

AMENDED

EXHIBIT A

Parcel	Schedule	2004 Land Value	Stipulation value	Sub
8605106405	R1625498	32600	32600	80144
8605106406	R1625499	32600	32600	80144
8605106407	R1625500	32600	32600	80144
8605107407	R1625504	32600	32600	80144
8605107408	R1625505	32600	32600	80144
8605141001	R1598952	36000	32600	8014
8605141002	R1598953	36000	32600	8014
8605141003	R1598954	36000	32600	8014
8605149025	R1599020	36000	32600	8014
8605154001	R1629267	32400	29340	80145
8605154002	R1629269	32400	29340	80145
8605154003	R1629270	32400	29340	80145
8605154004	R1629271	32400	29340	80145
8605154005	R1629272	32400	29340	80145
8605154006	R1629273	32400	29340	80145
8605154020	R1629274	32400	29340	80145
8605155001	R1629275	32400	29340	80145
8605155002	R1629276	32400	29340	80145
8605155003	R1629277	32400	29340	80145
8605155004	R1629278	32400	29340	80145
8605155005	R1629279	32400	29340	80145
8605155006	R1629280	32400	29340	80145
8605155020	R1629281	32400	29340	80145
8605407409	R1625519	32600	32600	80144
8605407410	R1625520	32600	32600	80144
8605407411	R1625521	32600	32600	80144
8605407412	R1625522	32600	32600	80144
8605407413	R1625523	32600	32600	80144
8605410007	R1629283	32400	29340	80145
8605410008	R1629284	32400	29340	80145
8605410009	R1629285	32400	29340	80145
8605410010	R1629286	32400	29340	80145
8605410011	R1629287	32400	29340	80145
8605410012	R1629288	32400	29340	80145
8605410013	R1629289	32400	29340	80145
8605410014	R1629290	32400	29340	80145
8605410015	R1629291	32400	29340	80145
8605410016	R1629292	32400	29340	80145
8605410017	R1629293	32400	29340	80145
8605410018	R1629294	32400	29340	80145
8605410019	R1629295	32400	29340	80145
8605412007	R1629299	32400	29340	80145
8605412008	R1629300	32400	29340	80145
8605412009	R1629301	32400	29340	80145
8605412010	R1629302	32400	29340	80145
8605412011	R1629303	32400	29340	80145
8605412012	R1629304	32400	29340	80145
8605412013	R1629305	32400	29340	80145
8605412014	R1629306	32400	29340	80145

AMENDED CONTINUAL

EXHIBIT A

Parcel	Schedule	2004 Land Value	Stipulation value	Sub
8605412015	R1629307	32400	29340	80145
8605412016	R1629308	32400	29340	80145
8605412017	R1629309	32400	29340	80145
8605412018	R1629310	32400	29340	80145
8605412019	R1629311	32400	29340	80145
8605441004	R1599028	36000	32600	8014
8605459002	R1599194	36000	32600	8014
8605459003	R1599195	36000	32600	8014
8605459004	R1599196	36000	32600	8014
8605459005	R1599197	36000	32600	8014
8605459006	R1599198	36000	32600	8014
8605459007	R1599199	36000	32600	8014
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8605459012	R1599204	36000	32600	8014
8605459013	R1599205	36000	32600	8014
8605459017	R1599209	36000	32600	8014
8605461001	R1599212	36000	32600	8014
8605461002	R1599213	36000	32600	8014
8605461003	R1599214	36000	32600	8014
8605461004	R1599215	36000	32600	8014
8605461005	R1599216	36000	32600	8014
8605461006	R1599217	36000	32600	8014
8605461007	R1599218	36000	32600	8014
8605461008	R1599219	36000	32600	8014
8605461009	R1599220	36000	32600	8014
8605461010	R1599221	36000	32600	8014
8605461011	R1599222	36000	32600	8014
8605461012	R1599223	36000	32600	8014
8605461013	R1599224	36000	32600	8014
8605461014	R1599225	36000	32600	8014
8605461015	R1599226	36000	32600	8014
8605461016	R1599227	36000	32600	8014
8605461017	R1599228	36000	32600	8014
8605461018	R1599229	36000	32600	8014
8605461019	R1599230	36000	32600	8014
8605461020	R1599231	36000	32600	8014
8605463001	R1599234	36000	32600	8014
8605463002	R1599235	36000	32600	8014
8605463003	R1599236	36000	32600	8014
8605463004	R1599237	36000	32600	8014
8605463005	R1599238	36000	32600	8014
8605463006	R1599239	36000	32600	8014
8605463007	R1599240	36000	32600	8014
8605463008	R1599241	36000	32600	8014
8605463009	R1599242	36000	32600	8014
8605463010	R1599243	36000	32600	8014
8605463011	R1599244	36000	32600	8014
8605463012	R1599245	36000	32600	8014

AMENDED CONTINUAL

EXHIBIT A

Parcel	Schedule	2004 Land Value	Stipulation value	Sub
8605463013	R1599246	36000	32600	8014
8605463014	R1599247	36000	32600	8014
8605463015	R1599248	36000	32600	8014
8605463016	R1599249	36000	32600	8014
8605463017	R1599250	36000	32600	8014
8605465001	R1599252	36000	32600	8014
8605465002	R1599253	36000	32600	8014
8605465003	R1599254	36000	32600	8014
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8605465027	R1599278	32600	32600	8014
8605465028	R1599279	32600	32600	8014
8605467001	R1599282	36000	32600	8014
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8605467012	R1599293	36000	32600	8014
8605467013	R1599294	36000	32600	8014
8605467014	R1599295	36000	32600	8014
8605467015	R1599296	36000	32600	8014
8605467016	R1599297	36000	32600	8014

AMENDED CONTINUAL

EXHIBIT A

Parcel	Schedule	2004 Land Value	Stipulation value	Sub
8605467017	R1599298	36000	32600	8014
8605467018	R1599299	36000	32600	8014
8605467019	R1599300	36000	32600	8014
8605467020	R1599301	36000	32600	8014
8605467021	R1599302	36000	32600	8014
8605467022	R1599303	36000	32600	8014
8605467023	R1599304	36000	32600	8014
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8605469010	R1599321	36000	32600	8014
8605474001	R1599346	36000	32600	8014
8605474002	R1599347	36000	32600	8014
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8605478008	R1599393	36000	32600	8014
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8605478018	R1599403	36000	32600	8014
8605478019	R1599404	36000	32600	8014
8605480001	R1599430	36000	32600	8014
8605480002	R1599431	36000	32600	8014
8605480003	R1599432	36000	32600	8014

AMENDED CONTINUAL

EXHIBIT A

Parcel	Schedule	2004 Land Value	Stipulation value	Sub
8605480004	R1599433	36000	32600	8014
8605480005	R1599434	36000	32600	8014
8605482013	R1599448	32600	32600	8014
8605482014	R1599449	32600	32600	8014
8605482015	R1599450	32600	32600	8014
8605482016	R1599451	32600	32600	8014
8605486001	R1599465	32600	32600	8014
8605486002	R1599466	32600	32600	8014
8605486003	R1599467	32600	32600	8014
8605486004	R1599468	32600	32600	8014
8605486005	R1599469	32600	32600	8014
8605486006	R1599470	32600	32600	8014