

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45264
Petitioner: VILLAGE HOMES, v. Respondent: LARIMER COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: R1309625+236

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$9,407,053
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 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 14th day of December 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record
December 13, 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

Heather Wilcox

Heather Wilcox



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 45264

County Schedule Number : Multiple

STIPULATION (As To Tax Year 2005 Actual Value)-

Village Homes

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2005 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:
Multiple lots in the Willow Brook subdivision and Willow Brook filing no. 2 as referenced on the attached Exhibit A

2. The subject property is classified as a Residential vacant property.

3. The County Assessor originally assigned the following actual value to the subject property:
Multiple – see attached Exhibit A

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:
Multiple – see attached Exhibit A

Larimer County Board of Equalization
2006 DEC -3 11:12:23

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2005.
Multiple – see attached Exhibit A
6. The valuations, as established above, shall be binding only with respect to tax year 2005.
7. Brief narrative as to why the reduction was made:

Review of the development and information provided by the petitioner indicated that the years to absorption should be corrected to 7 years for the entire project. The discount rate for residential vacant land in Larimer County was determined to be 11% and was applied countywide and was not changed.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 11/9/2006 be vacated.

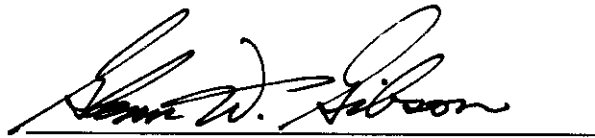
DATED this 14th day of October, 2006



Petitioner(s) Representative

Address:

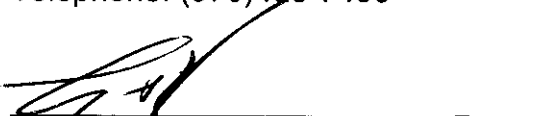
Stevens & Associates, Inc.
640 Plaza Dr., Suite 290
Littleton, CO 80129



Glen W. Gibson, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

Address:

HARDEN, SCHMIDT, HASS & HAAG PC
Ninth Floor, First Tower Bldg.
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

Exhibit A - Docket # 45264

ACCOUNTNO	PARCELNB	ASSESSOR ORIGINAL	CBOE VALUE	STIPULATION VALUE	adjustment amount if any
R1609563	8604407126	25200	25200	25200	already at 7 years - no change
R1609564	8604407127	25200	25200	25200	already at 7 years - no change
R1609565	8604407128	25200	25200	25200	already at 7 years - no change
R1609566	8604407129	25200	25200	25200	already at 7 years - no change
R1609567	8604407130	25200	25200	25200	already at 7 years - no change
R1609568	8604407131	25200	25200	25200	already at 7 years - no change
R1609569	8604407132	25200	25200	25200	already at 7 years - no change
R1609570	8604407133	25200	25200	25200	already at 7 years - no change
R1609571	8604407134	25200	25200	25200	already at 7 years - no change
R1609572	8604407135	25200	25200	25200	already at 7 years - no change
R1609573	8604407136	25200	25200	25200	already at 7 years - no change
R1609574	8604407137	25200	25200	25200	already at 7 years - no change
R1609575	8604407138	25200	25200	25200	already at 7 years - no change
R1609576	8604407139	25200	25200	25200	already at 7 years - no change
R1609577	8604407140	25200	25200	25200	already at 7 years - no change
R1609578	8604407141	25200	25200	25200	already at 7 years - no change
R1609579	8604407142	25200	25200	25200	already at 7 years - no change
R1609580	8604407143	25200	25200	25200	already at 7 years - no change
R1609581	8604407144	25200	25200	25200	already at 7 years - no change
R1609582	8604407145	25200	25200	25200	already at 7 years - no change
R1609583	8604407146	25200	25200	25200	already at 7 years - no change
R1609584	8604407147	25200	25200	25200	already at 7 years - no change
R1609585	8604407148	25200	25200	25200	already at 7 years - no change
R1609586	8604407149	25200	25200	25200	already at 7 years - no change
R1609587	8604407150	25200	25200	25200	already at 7 years - no change
R1609588	8604407151	25200	25200	25200	already at 7 years - no change
R1609589	8604407152	25200	25200	25200	already at 7 years - no change
R1609590	8604407153	25200	25200	25200	already at 7 years - no change
R1609591	8604407154	25200	25200	25200	already at 7 years - no change
R1609592	8604407155	25200	25200	25200	already at 7 years - no change
R1609593	8604407156	25200	25200	25200	already at 7 years - no change
R1609594	8604407157	25200	25200	25200	already at 7 years - no change
R1609595	8604407158	25200	25200	25200	already at 7 years - no change
R1609596	8604407159	25200	25200	25200	already at 7 years - no change
R1609597	8604407160	25200	25200	25200	already at 7 years - no change
R1609598	8604407161	25200	25200	25200	already at 7 years - no change
R1609599	8604407162	25200	25200	25200	already at 7 years - no change
R1609600	8604407163	25200	25200	25200	already at 7 years - no change
R1609601	8604407164	25200	25200	25200	already at 7 years - no change
R1609602	8604407165	25200	25200	25200	already at 7 years - no change
R1609603	8604407166	25200	25200	25200	already at 7 years - no change
R1609604	8604407167	25200	25200	25200	already at 7 years - no change
R1609605	8604407168	25200	25200	25200	already at 7 years - no change
R1609606	8604407169	25200	25200	25200	already at 7 years - no change
R1609607	8604407170	25200	25200	25200	already at 7 years - no change
R1609614	8604407177	25200	25200	25200	already at 7 years - no change
R1609615	8604407178	25200	25200	25200	already at 7 years - no change
R1609616	8604407179	25200	25200	25200	already at 7 years - no change
R1609617	8604407180	25200	25200	25200	already at 7 years - no change
R1609618	8604407181	25200	25200	25200	already at 7 years - no change
R1609619	8604407182	25200	25200	25200	already at 7 years - no change

Exhibit A - Docket # 45264

ACCOUNTNO	PARCELNB	ASSESSOR ORIGINAL	CBOE VALUE	STIPULATION VALUE	adjustment amount if any
R1609620	8604407183	25200	25200	25200	already at 7 years - no change
R1609621	8604407184	25200	25200	25200	already at 7 years - no change
R1609622	8604407185	25200	25200	25200	already at 7 years - no change
R1609623	8604407186	25200	25200	25200	already at 7 years - no change
R1609624	8604407187	25200	25200	25200	already at 7 years - no change
R1609625	8604407188	25200	25200	25200	already at 7 years - no change
R1609626	8604407189	25200	25200	25200	already at 7 years - no change
R1609627	8604407190	25200	25200	25200	already at 7 years - no change
R1609628	8604407191	25200	25200	25200	already at 7 years - no change
R1609629	8604407192	25200	25200	25200	already at 7 years - no change
R1609630	8604407193	25200	25200	25200	already at 7 years - no change
R1609631	8604407194	25200	25200	25200	already at 7 years - no change
R1609632	8604407195	25200	25200	25200	already at 7 years - no change
R1609633	8604407196	25200	25200	25200	already at 7 years - no change
R1609634	8604407197	25200	25200	25200	already at 7 years - no change
R1609635	8604407198	25200	25200	25200	already at 7 years - no change
R1609636	8604407199	25200	25200	25200	already at 7 years - no change
R1609637	8604407200	25200	25200	25200	already at 7 years - no change
R1609638	8604407201	25200	25200	25200	already at 7 years - no change
R1609639	8604407202	25200	25200	25200	already at 7 years - no change
R1609640	8604407203	25200	25200	25200	already at 7 years - no change
R1609641	8604407204	25200	25200	25200	already at 7 years - no change
R1609642	8604407205	25200	25200	25200	already at 7 years - no change
R1609643	8604407206	25200	25200	25200	already at 7 years - no change
R1609644	8604407207	25200	25200	25200	already at 7 years - no change
R1609645	8604407208	25200	25200	25200	already at 7 years - no change
R1609646	8604407209	25200	25200	25200	already at 7 years - no change
R1609647	8604407210	25200	25200	25200	already at 7 years - no change
R1609648	8604407211	25200	25200	25200	already at 7 years - no change
R1609649	8604407212	25200	25200	25200	already at 7 years - no change
R1609650	8604407213	25200	25200	25200	already at 7 years - no change
R1609651	8604407214	25200	25200	25200	already at 7 years - no change
R1609652	8604407215	25200	25200	25200	already at 7 years - no change
R1609653	8604407216	25200	25200	25200	already at 7 years - no change
R1609654	8604407217	25200	25200	25200	already at 7 years - no change
R1609655	8604407218	25200	25200	25200	already at 7 years - no change
R1609656	8604407219	25200	25200	25200	already at 7 years - no change
R1609657	8604407220	25200	25200	25200	already at 7 years - no change
R1609658	8604407221	25200	25200	25200	already at 7 years - no change
R1609659	8604407222	25200	25200	25200	already at 7 years - no change
R1609660	8604407223	25200	25200	25200	already at 7 years - no change
R1609661	8604407224	25200	25200	25200	already at 7 years - no change
R1609662	8604407225	25200	25200	25200	already at 7 years - no change
R1609663	8604407226	25200	25200	25200	already at 7 years - no change
R1609664	8604407227	25200	25200	25200	already at 7 years - no change
R1609665	8604407228	25200	25200	25200	already at 7 years - no change
R1609666	8604407229	25200	25200	25200	already at 7 years - no change
R1609667	8604407230	25200	25200	25200	already at 7 years - no change
R1609668	8604407231	25200	25200	25200	already at 7 years - no change
R1609669	8604407232	25200	25200	25200	already at 7 years - no change
R1609787	8604407350	25200	25200	25200	already at 7 years - no change

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ACCOUNTNO	PARCELNB	ASSESSOR ORIGINAL	CBOE VALUE	STIPULATION VALUE	adjustment amount if any
R1609788	8604407351	25200	25200	25200	already at 7 years - no change
R1609789	8604407352	25200	25200	25200	already at 7 years - no change
R1609790	8604407353	25200	25200	25200	already at 7 years - no change
R1609791	8604407354	25200	25200	25200	already at 7 years - no change
R1609792	8604407355	25200	25200	25200	already at 7 years - no change
R1609793	8604407356	25200	25200	25200	already at 7 years - no change
R1609794	8604407357	25200	25200	25200	already at 7 years - no change
R1609795	8604407358	25200	25200	25200	already at 7 years - no change
R1609796	8604407359	25200	25200	25200	already at 7 years - no change
R1609797	8604407360	25200	25200	25200	already at 7 years - no change
R1609798	8604407361	25200	25200	25200	already at 7 years - no change
R1609799	8604407362	25200	25200	25200	already at 7 years - no change
R1609800	8604407363	25200	25200	25200	already at 7 years - no change
R1609801	8604407364	25200	25200	25200	already at 7 years - no change
R1609802	8604407365	25200	25200	25200	already at 7 years - no change
R1609803	8604407366	25200	25200	25200	already at 7 years - no change
R1609804	8604407367	25200	25200	25200	already at 7 years - no change
R1609805	8604407368	25200	25200	25200	already at 7 years - no change
R1609806	8604407369	25200	25200	25200	already at 7 years - no change
R1609502	8604407065	71900	71900	71900	House started in 2004 - on at 10% for 2005 with RES rate - no adjustment
R1609478	8604407041	44800	44800	38900	5900
R1609479	8604407042	44800	44800	38900	5900
R1609480	8604407043	44800	44800	38900	5900
R1609481	8604407044	44800	44800	38900	5900
R1609482	8604407045	44800	44800	38900	5900
R1609483	8604407046	44800	44800	38900	5900
R1609484	8604407047	44800	44800	38900	5900
R1609485	8604407048	44800	44800	38900	5900
R1609486	8604407049	44800	44800	38900	5900
R1609487	8604407050	44800	44800	38900	5900
R1609488	8604407051	44800	44800	38900	5900
R1609489	8604407052	44800	44800	38900	5900
R1609490	8604407053	44800	44800	38900	5900
R1609491	8604407054	44800	44800	38900	5900
R1609492	8604407055	44800	44800	38900	5900
R1609493	8604407056	44800	44800	38900	5900
R1609494	8604407057	44800	44800	38900	5900
R1609495	8604407058	44800	44800	38900	5900
R1609496	8604407059	44800	44800	38900	5900
R1609497	8604407060	44800	44800	38900	5900
R1609498	8604407061	44800	44800	38900	5900
R1609499	8604407062	44800	44800	38900	5900
R1609501	8604407064	44800	44800	38900	5900
R1609504	8604407067	44800	44800	38900	5900
R1609505	8604407068	44800	44800	38900	5900
R1609506	8604407069	44800	44800	38900	5900
R1609507	8604407070	44800	44800	38900	5900
R1609508	8604407071	44800	44800	38900	5900
R1609509	8604407072	44800	44800	38900	5900

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ACCOUNTNO	PARCELNB	ASSESSOR ORIGINAL	CBOE VALUE	STIPULATION VALUE	adjustment amount if any
R1609511	8604407074	44800	44800	38900	5900
R1609512	8604407075	44800	44800	38900	5900
R1609542	8604407105	44800	44800	38900	5900
R1609670	8604407233	44800	44800	38900	5900
R1609671	8604407234	44800	44800	38900	5900
R1609514	8604407077	55400	55400	50400	5000
R1609515	8604407078	55400	55400	50400	5000
R1609516	8604407079	55400	55400	50400	5000
R1609517	8604407080	55400	55400	50400	5000
R1609518	8604407081	55400	55400	50400	5000
R1609519	8604407082	55400	55400	50400	5000
R1609520	8604407083	55400	55400	50400	5000
R1609521	8604407084	55400	55400	50400	5000
R1609522	8604407085	55400	55400	50400	5000
R1609523	8604407086	55400	55400	50400	5000
R1609524	8604407087	55400	55400	50400	5000
R1609525	8604407088	55400	55400	50400	5000
R1609526	8604407089	55400	55400	50400	5000
R1609527	8604407090	55400	55400	50400	5000
R1609528	8604407091	55400	55400	50400	5000
R1609529	8604407092	55400	55400	50400	5000
R1609530	8604407093	55400	55400	50400	5000
R1609547	8604407110	55400	55400	50400	5000
R1609548	8604407111	55400	55400	50400	5000
R1609549	8604407112	55400	55400	50400	5000
R1609550	8604407113	55400	55400	50400	5000
R1609551	8604407114	55400	55400	50400	5000
R1609552	8604407115	55400	55400	50400	5000
R1609553	8604407116	55400	55400	50400	5000
R1609554	8604407117	55400	55400	50400	5000
R1609555	8604407118	55400	55400	50400	5000
R1609556	8604407119	55400	55400	50400	5000
R1609557	8604407120	55400	55400	50400	5000
R1609560	8604407123	55400	55400	50400	5000
R1609562	8604407125	55400	55400	50400	5000
R1609608	8604407171	55400	55400	50400	5000
R1609609	8604407172	55400	55400	50400	5000
R1609610	8604407173	55400	55400	50400	5000
R1609611	8604407174	55400	55400	50400	5000
R1609612	8604407175	55400	55400	50400	5000
R1609613	8604407176	55400	55400	50400	5000
R1609706	8604407269	55400	55400	50400	5000
R1609707	8604407270	55400	55400	50400	5000
R1609709	8604407272	55400	55400	50400	5000
R1609719	8604407282	55400	55400	50400	5000
R1609723	8604407286	55400	55400	50400	5000
R1609733	8604407296	55400	55400	50400	5000
R1609734	8604407297	55400	55400	50400	5000
R1609737	8604407300	55400	55400	50400	5000
R1609738	8604407301	55400	55400	50400	5000
R1609739	8604407302	55400	55400	50400	5000

Exhibit A - Docket # 45264

ACCOUNTNO	PARCELNB	ASSESSOR ORIGINAL	CBOE VALUE	STIPULATION VALUE	adjustment amount if any
R1609740	8604407303	55400	55400	50400	5000
R1609741	8604407304	55400	55400	50400	5000
R1609742	8604407305	55400	55400	50400	5000
R1609743	8604407306	55400	55400	50400	5000
R1609744	8604407307	55400	55400	50400	5000
R1609745	8604407308	55400	55400	50400	5000
R1609747	8604407310	55400	55400	50400	5000
R1609748	8604407311	55400	55400	50400	5000
R1609750	8604407313	55400	55400	50400	5000
R1609757	8604407320	55400	55400	50400	5000
R1609758	8604407321	55400	55400	50400	5000
R1609767	8604407330	55400	55400	50400	5000
R1609779	8604407342	55400	55400	50400	5000
R1609780	8604407343	55400	55400	50400	5000
R1609781	8604407344	55400	55400	50400	5000
R1609782	8604407345	55400	55400	50400	5000
R1609783	8604407346	55400	55400	50400	5000
R1609785	8604407348	55400	55400	50400	5000
R1620723	8604411012				split and sold prior to the end of 2005 - new parcels given Res rate (in error) - no adjustments
R1634732	86044-24-001	38600	38600	38600	No Change
R1634733	86044-24-002	38600	38600	38600	No Change
R1634734	86044-24-003	38600	38600	38600	No Change
R1620725	8604411014				split and sold prior to the end of 2005 - excepting unit A which sold in May 2006 - Land value of 38760 - can reduce A to 25800
R1637585	86044-25-001	38760	38760	32033	6727
R1637586	86044-25-002	38760	38760	38760	No change
R1637587	86044-25-003	38760	38760	38760	No Change
R1620724	8604411013	116300	116300	96100	20200
R1620726	8604411015	116300	116300	96100	20200
R1620727	8604411016	116300	116300	96100	20200
R1620728	8604411017	116300	116300	96100	20200
R1620729	8604411018	116300	116300	96100	20200
R1620730	8604411019	116300	116300	96100	20200
R1620731	8604411020	116300	116300	96100	20200
R1620732	8604411021	116300	116300	96100	20200
R1620733	8604411022	116300	116300	96100	20200
R1620734	8604411023	116300	116300	96100	20200
R1620735	8604411024	116300	116300	96100	20200
R1620736	8604411025	116300	116300	96100	20200
R1620737	8604411026	116300	116300	96100	20200
R1620738	8604411027	116300	116300	96100	20200
R1620739	8604411028	116300	116300	96100	20200
R1620740	8604411029	116300	116300	96100	20200