

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45561
Petitioner: COLLINS WEST-FORT COLLINS PARTNERS LP, 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.: R1156779+24

Category: Valuation Property Type: Residential
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: \$16,390,290

(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 21st day of August 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

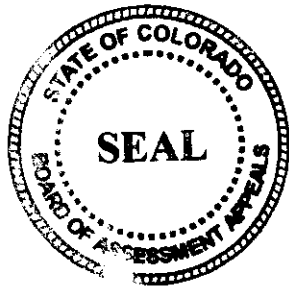
August 20, 2007

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): 45561

County Schedule Number : SEE ATTACHED R1156779+24/97271-50-001+24

STIPULATION (As To Tax Year 2005 Actual Value)-

Petitioner(s) COLLINS WEST-FORT COLLINS PARTNERS LP

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

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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: A 300 unit apartment complex with clubhouse and pool.
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	\$ 1,831,800
Improvements	\$ 15,865,460
Total	\$ <u>17,697,260</u>

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

:

Land	\$ 1,831,800
Improvements	\$ 15,865,460
Total	\$ <u>17,697,260</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2005.

Land	\$ 1,831,800
Improvements	\$ 14,558,490
Total	\$ <u>16,390,290</u>

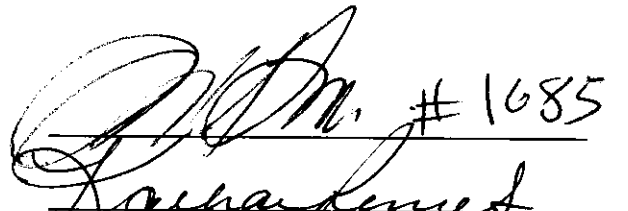
6. The valuations, as established above, shall be binding only with respect to tax year 2005.
7. Brief narrative as to why the reduction was made: 2006 appeal was reduced to properties purchase price less personal property. 2005 should have reflected the same value. The 2005 value is slightly lower due to a fire that happened on Bldg T (lot 017) in 2004. For 1-1-2005, this building was placed on record at 25% complete until 1-1-2006 when the building was rebuilt and completed.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 16th, 2007 be vacated.

DATED this 9th day of August, 2007


Ronald S. Loser, ESQ.
Robinson Waters & O'Dorisio

Petitioner(s) Representative

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