

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 48543</b>
Petitioner: <b>SOUTH TAFT HILL INVESTMENTS, LTD.,</b>  v. Respondent: <b>LARIMER COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0149586**

**Category: Valuation      Property Type: Mixed Use**
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:  

**Total Value:            \$220,000**

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

**ORDER:**

Respondent is ordered to reduce the 2007 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 4th day of March 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

March 3, 2008

*Karen E Hart*

Karen E. Hart

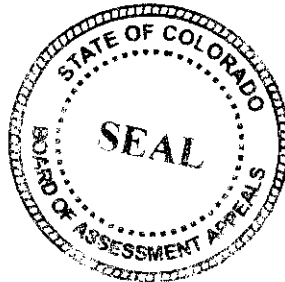
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A Baumbach*

Debra A. Baumbach

*Toni Rigiroszi*

Toni Rigiroszi



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): 48543

County Schedule Number : R0149586/PARCEL #97284-00-006

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**STIPULATION (As To Tax Year 2007 Actual Value)-**

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Petitioner(s) SOUTH TAFT HILL INVESTMENTS, LTD

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,  
Respondent

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
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Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2007 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: Vacant land containing 219,063 sf or 5.029 acres.
2. The subject property is classified as a Commercial Vacant Land.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	638,480
Improvements	\$	<u>0</u>
Total	\$	638,480

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

Land	\$	522,000
Improvements	\$	<u>0</u>
Total	\$	522,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2007.

Land	\$	220,000
Improvements	\$	0
Total	\$	<u>220,000</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2007.
7. Brief narrative as to why the reduction was made: After further review, there were issues with this piece of land as follows: No Gas/Convenience store allowed on this site per City of Ft. Collins. No egress/ingress from S. Taft Hill to property, LMN city zoning does not equate to C-Commercial nor MMN county zoning and not entitled nor platted. No water rights or taps tied to this site. Commercial value not viable due to limitations of nearby residential properties, HOA land and a mobile home park. This property has been for sale for approximately 7 years with no takers due to the above constraints. There was a discrepancy in size of the lot and was changed from 5.33 acres to 5.029 acres per survey plat submitted by owner.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals (not yet scheduled) be vacated.


**DATED** this 12th day of February, 2008

 General Partner  
South Taft Hill Investments, LTD  
c/o Robert & Ken Scavo

Petitioner(s) Representative


Address:

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