

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51253
Petitioner: COLORADO LAND HOLDINGS LLC, 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.: R1636806+145

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

Total Value: \$3,421,600
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2008 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 28th day of October 2009.

BOARD OF ASSESSMENT APPEALS

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 Rigirozzi

Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 51253
County Schedule Number : R1636806+145

AMENDED STIPULATION (As To Tax Year 2008 Actual Value)-

COLORADO LAND HOLDINGS, LLC,
Petitioner

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner and Respondent hereby enter into this amended stipulation regarding the 2008 tax year valuation of the subject property. Petitioner and Respondent jointly move the Board of Assessment Appeals to enter its order based on this Amended Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Amended Stipulation is described on Exhibit "A" attached hereto.
2. The subject property is classified as vacant land.
3. The County Assessor originally assigned the following present worth to the subject property with the exception of the schedule numbers outlined in paragraphs 7 through 10 herein:

\$44,900 per lot

4. After a timely protest to the County Assessor, the Assessor valued the present worth of the subject property as follows:

\$44,900 per lot

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

\$44,900 per lot

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6. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following present worth for tax year 2008.

\$23,500 per lot

7. The County Assessor originally assigned the following present worth to schedule numbers R1637024 and R1637025:

\$44,900 per lot

8. After a timely protest to the County Assessor, the Assessor valued the present worth of schedule numbers R1637024 and R1637025 as follows:

\$44,900 per lot

9. After a timely appeal to the Board of Equalization, the Board of Equalization valued the present worth of schedule numbers R1637024 and R1637025 as follows:

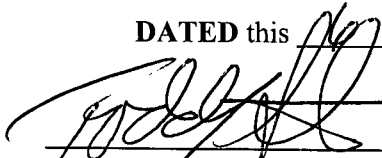
\$44,900 per lot

10. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following present worth for schedule numbers R1637024 and R1637025 for tax year 2008.


\$18,800 per lot

11. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 12, 2009 be vacated.

DATED this 14 day of October, 2009.

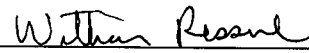


Todd J. Stevens
Petitioner's Representative



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

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



Jeannine S. Haag, Reg. No. 11995
William G. Ressue, Reg. No. 34110
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224 Canyon Avenue, Suite 200
Post Office Box 1606

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BOARD OF ASSESSMENT APPEALS
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Fort Collins, Colorado 80522
Telephone: (970)498-7450

Oakwood Homes - Thompson River Ranch					Exhibit A
County	Current Owner	Parcel #	Schedule #	2008 S&A Value	CBOE NOD
Larimer	Colorado Land Holdings, LLC	85221-23-019	R1637288	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-041	R1637256	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-047	R1637262	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-046	R1637261	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-045	R1637260	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-044	R1637259	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-042	R1637257	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-040	R1637255	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-033	R1637248	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-032	R1637247	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-043	R1637258	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-23-018	R1637287	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-027	R1637242	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-18-045	R1637160	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-18-046	R1637161	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-18-044	R1637159	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-18-043	R1637158	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-18-042	R1637157	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-18-041	R1637156	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-18-040	R1637155	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-18-039	R1637154	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-18-047	R1637162	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-029	R1637244	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-18-036	R1637151	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-18-038	R1637153	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-18-033	R1637148	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-18-032	R1637147	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-18-031	R1637146	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-18-037	R1637152	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-003	R1637218	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-016	R1637231	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-026	R1637241	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-025	R1637240	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-024	R1637239	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-023	R1637238	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-022	R1637237	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-004	R1637219	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-017	R1637232	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-015	R1637230	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-014	R1637229	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-013	R1637228	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-012	R1637227	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-19-006	R1637169	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-19-010	R1637173	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-19-009	R1637172	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-19-007	R1637170	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-19-005	R1637168	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-19-008	R1637171	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-22-028	R1637243	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-12-031	R1637024	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-12-032	R1637025	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-11-015	R1636986	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-11-022	R1636993	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-11-021	R1636992	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-11-020	R1636991	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-11-019	R1636990	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-11-016	R1636987	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-11-014	R1636985	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-11-013	R1636984	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-11-012	R1636983	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-11-011	R1636982	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-11-010	R1636981	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-11-009	R1636980	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-11-018	R1636989	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-11-017	R1636988	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-11-006	R1636977	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-05-073	R1636867	\$27,131	\$44,900

Oakwood Homes - Thomps River Ranch					Exhibit A
County	Current Owner	Parcel #	Schedule #	2008 S&A Value	CBOE NOD
Larimer	Colorado Land Holdings, LLC	85221-08-002	R1636909	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-05-072	R1636866	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-05-071	R1636865	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-05-070	R1636864	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-05-069	R1636863	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-05-068	R1636862	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-05-067	R1636861	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-11-008	R1636979	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-05-064	R1636858	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-05-014	R1636808	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-05-066	R1636860	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-05-019	R1636813	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-05-018	R1636812	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-05-017	R1636811	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-05-015	R1636809	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-05-013	R1636807	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-05-012	R1636806	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-05-016	R1636810	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-08-003	R1636910	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-05-063	R1636857	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-05-062	R1636856	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-05-061	R1636855	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-05-065	R1636859	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-08-001	R1636908	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-10-016	R1636963	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-09-020	R1636947	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-09-019	R1636946	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-09-018	R1636945	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-10-022	R1636969	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-11-005	R1636976	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-11-004	R1636975	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-11-003	R1636974	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-10-024	R1636971	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-11-002	R1636973	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-10-014	R1636961	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-10-023	R1636970	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-10-015	R1636962	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-10-021	R1636968	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-10-020	R1636967	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-10-019	R1636966	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-10-018	R1636965	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-10-017	R1636964	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-09-015	R1636942	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-11-001	R1636972	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-08-010	R1636917	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-09-017	R1636944	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-08-017	R1636924	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-08-016	R1636923	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-08-015	R1636922	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-08-014	R1636921	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-08-013	R1636920	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-08-019	R1636926	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-08-011	R1636918	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-08-020	R1636927	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-08-009	R1636916	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-08-008	R1636915	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-08-007	R1636914	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-08-006	R1636913	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-08-005	R1636912	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-08-004	R1636911	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-08-012	R1636919	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-09-007	R1636934	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-11-007	R1636978	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-09-014	R1636941	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-09-013	R1636940	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-09-012	R1636939	\$27,131	\$44,900
Larimer	Colorado Land Holdings, LLC	85221-09-011	R1636938	\$27,131	\$44,900

Oakwood Homes - Thompson River Ranch					Exhibit A	
County	Current Owner	Parcel #	Schedule #	2008 S&A Value	CBOE NOD	
Larimer	Colorado Land Holdings, LLC	85221-09-010	R1636937	\$27,131	\$44,900	
Larimer	Colorado Land Holdings, LLC	85221-08-018	R1636925	\$27,131	\$44,900	
Larimer	Colorado Land Holdings, LLC	85221-09-008	R1636935	\$27,131	\$44,900	
Larimer	Colorado Land Holdings, LLC	85221-09-016	R1636943	\$27,131	\$44,900	
Larimer	Colorado Land Holdings, LLC	85221-09-006	R1636933	\$27,131	\$44,900	
Larimer	Colorado Land Holdings, LLC	85221-09-005	R1636932	\$27,131	\$44,900	
Larimer	Colorado Land Holdings, LLC	85221-09-004	R1636931	\$27,131	\$44,900	
Larimer	Colorado Land Holdings, LLC	85221-09-003	R1636930	\$27,131	\$44,900	
Larimer	Colorado Land Holdings, LLC	85221-09-002	R1636929	\$27,131	\$44,900	
Larimer	Colorado Land Holdings, LLC	85221-09-001	R1636928	\$27,131	\$44,900	
Larimer	Colorado Land Holdings, LLC	85221-09-009	R1636936	\$27,131	\$44,900	
Larimer	Colorado Land Holdings, LLC	85221-22-048	R1637263	\$27,131	\$44,900	
				\$3,961,157	\$6,555,400	