

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52807
Petitioner: ARC COMMUNITIES 2 LLC, v. Respondent: WELD 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.: R8022399

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$12,900,000

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

ORDER:

Respondent is ordered to reduce the 2009 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 1st day of February 2010.



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

Melissa Nord

Melissa Nord

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number 52807

Single County Schedule Number R8022399

STIPULATION (As To Tax Year 2009 Actual Value)

ARC Communities LLC,
Petitioner(s),

vs.

2009 COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner (s) and Respondent hereby enter into this Stipulation regarding the tax year 2009 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner (s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

GR SS1 L1 BLK1 STONEYBROOK SUB FILING #1

2. The subject property is classified as Residential property (what type).
3. The County Assessor originally assigned the following actual value to the subject property for the tax year 2009:

Land	\$14,620,000.00
Improvements	\$0.00
Total	\$14,620,000.00

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

Land	\$14,620,000.00
Improvements	\$0.00
Total	\$14,620,000.00

5. After further review and negotiation, Petitioner (s) and County Board of Equalization agree to the following tax year 2009 actual value for the subject property:

R8022399

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Land	\$12,900,000.00
Improvements	\$0.00
Total	\$12,900,000.00


6. The valuation, as established above, shall be binding only with respect to tax year 2009.


7. Brief narrative as to why the reduction was made:

Further review of market data

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on _____ (date) at _____ (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

DATED this 11th day of January, 2010.


 _____ #1685
 Petitioner(s) or Attorney
 Ronald J. Lauer


 _____ #13241
 County Attorney for Respondent
 Board of Equalization

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 Denver, CO 80202

Address:
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 Greeley, CO 80632

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 County Assessor

Address:
 1400 N. 17th Avenue
 Greeley, CO 80631

Telephone: (970) 353-3845 ext. 3697

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