

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 55947</b>
Petitioner: <b>PREO (BELMONT RIDGE), LLC,</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.: R1632175+159**

**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:  

**Total Value:            \$5,292,500**

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

**ORDER:**

Respondent is ordered to reduce the 2010 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 25th day of March 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

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

*CM*

\_\_\_\_\_  
Cara McKeller



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

Docket Number(s): 55947  
County Schedule Numbers : See Attached

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**STIPULATION (As To Tax Year 2010 Actual Value)-**

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PREO (BELMONT RIDGE), LLC

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,  
Respondent

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Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2010 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:

*160 vacant lots in the Belmont Ridge subdivision - See attached Schedule numbers.*

2. The subject property is classified as vacant subdivision land.

3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	8,598,800
Improvements	\$	0
Total	\$	<u>8,598,800</u>

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

Land	\$	6,144,100
Improvements	\$	0
Total	\$	<u>6,144,100</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2010.

Land	\$	5,292,500
Improvements	\$	0
Total	\$	<u>5,292,500</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2010.

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

Used realistic sales closer to the June 30, 2008 appraisal date, and adjusted length of absorption in separate marketing areas.

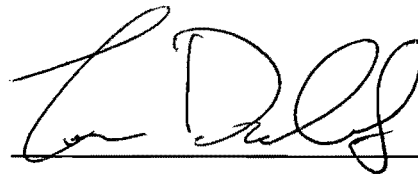
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 12, 2011 be vacated.

**DATED** this 9th day of March 2011



Petitioner(s) Representative

Address: Property Tax Specialists, Inc.  
Sterling Equities Inc.  
Barry J. Goldstein Esq., # 2218  
950 S Cherry St #320  
Denver, CO 80246



TOM DONNELLY, CHAIR OF THE  
LARIMER COUNTY BOARD OF EQUALIZATION

Address:  
LARIMER COUNTY ATTORNEY  
224 Canyon Avenue Suite 200  
Post Office Box 1606  
Fort Collins, Colorado 80522  
Telephone: (970)498-7450



STEVE MILLER  
LARIMER COUNTY ASSESSOR

Address:  
Post Office Box 1190  
Fort Collins, Colorado 80522  
Telephone: (970)498-7050

2010 Mill Levy	Property Name / Address	Schedule Numbers		2010 Original Actual Value	BOE Actual Value After Appeal	BAA Stipulation - Final Values
	<b>Belmont Ridge</b>					
0.089400	5201 HIALEAH DR	R1632175	L:	42,100	29,500	29,500
0.089400	5205 MAYWOOD CT	R1632177	L:	86,000	81,400	71,700
0.089400	5209 MAYWOOD CT	R1632179	L:	86,000	81,400	71,700
0.089400	5211 MAYWOOD CT	R1632180	L:	86,000	81,400	71,700
0.089400	5213 MAYWOOD CT	R1632181	L:	86,000	81,400	71,700
0.089400	5217 HIALEAH DR	R1632182	L:	86,000	81,400	71,700
0.089400	5219 HIALEAH DR	R1632183	L:	86,000	81,400	71,700
0.089400	5221 HIALEAH DR	R1632184	L:	86,000	81,400	71,700
0.089400	5223 HIALEAH DR	R1632185	L:	86,000	81,400	71,700
0.089400	5225 HIALEAH DR	R1632186	L:	86,000	81,400	71,700
0.089400	5227 HIALEAH DR	R1632187	L:	86,000	81,400	71,700
0.089400	5229 HIALEAH DR	R1632188	L:	86,000	81,400	71,700
0.089400	5231 HIALEAH DR	R1632189	L:	86,000	81,400	71,700
0.089400	5235 HIALEAH DR	R1632190	L:	86,000	81,400	71,700
0.089400	5237 HIALEAH DR	R1632191	L:	86,000	81,400	71,700
0.089400	5239 HIALEAH DR	R1632192	L:	86,000	81,400	71,700
0.089400	5241 HIALEAH DR	R1632193	L:	48,900	31,000	25,800
0.089400	5242 ROCKINGHAM CT	R1632200	L:	86,000	81,400	71,700
0.089400	5240 HORIZON RIDGE DR	R1632201	L:	86,000	81,400	71,700
0.089400	5238 HORIZON RIDGE DR	R1632202	L:	86,000	81,400	71,700
0.089400	5236 HORIZON RIDGE DR	R1632203	L:	86,000	81,400	71,700
0.089400	5234 HORIZON RIDGE DR	R1632204	L:	86,000	81,400	71,700
0.089400	5232 HORIZON RIDGE DR	R1632205	L:	86,000	81,400	71,700
0.089400	5228 HORIZON RIDGE DR	R1632206	L:	86,000	81,400	71,700
0.089400	5226 HORIZON RIDGE DR	R1632207	L:	86,000	81,400	71,700
0.089400	5224 HORIZON RIDGE DR	R1632208	L:	86,000	81,400	71,700
0.089400	5222 HORIZON RIDGE DR	R1632209	L:	48,900	31,000	25,800
0.089400	5220 HORIZON RIDGE DR	R1632210	L:	48,900	31,000	25,800
0.089400	5218 HORIZON RIDGE DR	R1632211	L:	48,900	31,000	25,800
0.089400	5216 HORIZON RIDGE DR	R1632212	L:	48,900	31,000	25,800
0.089400	5214 HORIZON RIDGE DR	R1632213	L:	48,900	31,000	25,800
0.089400	5212 HORIZON RIDGE DR	R1632214	L:	48,900	31,000	25,800
0.089400	5210 HORIZON RIDGE DR	R1632215	L:	48,900	31,000	25,800
0.089400	5208 HORIZON RIDGE DR	R1632340	L:	48,900	31,000	25,800
0.089400	5206 HORIZON RIDGE DR	R1632341	L:	48,900	31,000	25,800
0.089400	5204 HORIZON RIDGE DR	R1632342	L:	48,900	31,000	25,800
0.089400	5202 HORIZON RIDGE DR	R1632343	L:	48,900	31,000	25,800
0.089400	5239 HORIZON RIDGE DR	R1632216	L:	48,900	31,000	25,800
0.089400	5235 HORIZON RIDGE DR	R1632217	L:	48,900	31,000	25,800
0.089400	5233 HORIZON RIDGE DR	R1632218	L:	48,900	31,000	25,800
0.089400	7408 ROSECROFT DR	R1632219	L:	48,900	31,000	25,800
0.089400	7406 ROSECROFT DR	R1632220	L:	48,900	31,000	25,800
0.089400	7404 ROSECROFT DR	R1632221	L:	48,900	31,000	25,800
0.089400	5238 HIALEAH DR	R1632222	L:	48,900	31,000	25,800
0.089400	7403 ROSECROFT DR	R1632223	L:	48,900	31,000	25,800
0.089400	7405 ROSECROFT DR	R1632224	L:	48,900	31,000	25,800
0.089400	7407 ROSECROFT DR	R1632225	L:	48,900	31,000	25,800
0.089400	7409 ROSECROFT DR	R1632226	L:	48,900	31,000	25,800
0.089400	7413 ROSECROFT DR	R1632227	L:	48,900	31,000	25,800
0.089400	7415 ROSECROFT DR	R1632228	L:	48,900	31,000	25,800
0.089400	5227 HORIZON RIDGE DR	R1632229	L:	48,900	31,000	25,800
0.089400	7420 THISTLEDOWN DR	R1632230	L:	48,900	31,000	25,800

## 2010 PROPERTIES PROTESTED LARIMER COUNTY

03/09/2011

0.089400	7418 THISTLEDOWN DR	R1632231	L:	48,900	31,000	25,800
0.089400	7416 THISTLEDOWN DR	R1632232	L:	48,900	31,000	25,800
0.089400	7414 THISTLEDOWN DR	R1632233	L:	48,900	31,000	25,800
0.089400	7410 THISTLEDOWN DR	R1632234	L:	48,900	31,000	25,800
0.089400	7408 THISTLEDOWN DR	R1632235	L:	48,900	31,000	25,800
0.089400	7406 THISTLEDOWN DR	R1632236	L:	48,900	31,000	25,800
0.089400	7404 THISTLEDOWN DR	R1632237	L:	48,900	31,000	25,800
0.089400	7402 THISTLEDOWN DR	R1632238	L:	48,900	31,000	25,800
0.089400	5217 HORIZON RIDGE DR	R1632239	L:	48,900	31,000	25,800
0.089400	5215 HORIZON RIDGE DR	R1632240	L:	48,900	31,000	25,800
0.089400	5213 HORIZON RIDGE DR	R1632241	L:	48,900	31,000	25,800
0.089400	5211 HORIZON RIDGE DR	R1632242	L:	48,900	31,000	25,800
0.089400	5209 HORIZON RIDGE DR	R1632344	L:	48,900	31,000	25,800
0.089400	5207 HORIZON RIDGE DR	R1632345	L:	48,900	31,000	25,800
0.089400	5205 HORIZON RIDGE DR	R1632346	L:	48,900	31,000	25,800
0.089400	5203 HORIZON RIDGE DR	R1632347	L:	48,900	31,000	25,800
0.089400	5202 MOUNTAINEER DR	R1632349	L:	48,900	31,000	25,800
0.089400	5204 MOUNTAINEER DR	R1632350	L:	48,900	31,000	25,800
0.089400	5206 MOUNTAINEER DR	R1632351	L:	48,900	31,000	25,800
0.089400	5210 MOUNTAINEER DR	R1632243	L:	48,900	31,000	25,800
0.089400	5212 MOUNTAINEER DR	R1632244	L:	48,900	31,000	25,800
0.089400	5214 MOUNTAINEER DR	R1632245	L:	48,900	31,000	25,800
0.089400	5216 MOUNTAINEER DR	R1632246	L:	48,900	31,000	25,800
0.089400	5217 MOUNTAINEER DR	R1632247	L:	48,900	31,000	25,800
0.089400	5215 MOUNTAINEER DR	R1632248	L:	48,900	31,000	25,800
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0.089400	5211 MOUNTAINEER DR	R1632250	L:	48,900	31,000	25,800
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0.089400	5205 MOUNTAINEER DR	R1632353	L:	48,900	31,000	25,800
0.089400	5203 MOUNTAINEER DR	R1632354	L:	48,900	31,000	25,800
0.089400	5201 MOUNTAINEER DR	R1632355	L:	48,900	31,000	25,800
0.089400	5202 KEMPTON DR	R1632356	L:	48,900	31,000	25,800
0.089400	5204 KEMPTON DR	R1632357	L:	48,900	31,000	25,800
0.089400	5206 KEMPTON DR	R1632358	L:	48,900	31,000	25,800
0.089400	5208 KEMPTON DR	R1632359	L:	48,900	31,000	25,800
0.089400	5210 KEMPTON DR	R1632251	L:	48,900	31,000	25,800
0.089400	5212 KEMPTON DR	R1632252	L:	48,900	31,000	25,800
0.089400	5214 KEMPTON DR	R1632253	L:	48,900	31,000	25,800
0.089400	5215 KEMPTON DR	R1632255	L:	48,900	31,000	25,800
0.089400	5213 KEMPTON DR	R1632256	L:	48,900	31,000	25,800
0.089400	5211 KEMPTON DR	R1632257	L:	48,900	31,000	25,800
0.089400	5207 KEMPTON DR	R1632360	L:	48,900	31,000	25,800
0.089400	7416 LADBROKE DR	R1632361	L:	48,900	31,000	25,800
0.089400	7414 LADBROKE DR	R1632362	L:	48,900	31,000	25,800
0.089400	7412 LADBROKE DR	R1632363	L:	48,900	31,000	25,800
0.089400	7406 LADBROKE DR	R1632258	L:	48,900	31,000	25,800
0.089400	7404 LADBROKE DR	R1632259	L:	48,900	31,000	25,800
0.089400	7402 LADBROKE DR	R1632260	L:	48,900	31,000	25,800
0.089400	7419 LADBROKE DR	R1632364	L:	42,100	29,500	29,500
0.089400	7417 LADBROKE DR	R1632365	L:	42,100	29,500	29,500
0.089400	7415 LADBROKE DR	R1632366	L:	42,100	29,500	29,500
0.089400	7413 LADBROKE DR	R1632367	L:	42,100	29,500	29,500
0.089400	7411 LADBROKE DR	R1632368	L:	42,100	29,500	29,500
0.089400	7407 LADBROKE DR	R1632369	L:	42,100	29,500	29,500
0.089400	7405 LADBROKE DR	R1632370	L:	42,100	29,500	29,500
0.089400	7403 LADBROKE DR	R1632371	L:	42,100	29,500	29,500
0.089400	7401 LADBROKE DR	R1632372	L:	42,100	29,500	29,500

2010 PROPERTIES PROTESTED LARIMER COUNTY

03/09/2011

0.089400	4613 HORIZON RIDGE DR	R1632373	L:	48,900	31,000	25,800
0.089400	4611 HORIZON RIDGE DR	R1632374	L:	48,900	31,000	25,800
0.089400	4609 HORIZON RIDGE DR	R1632375	L:	48,900	31,000	25,800
0.089400	4607 HORIZON RIDGE DR	R1632376	L:	48,900	31,000	25,800
0.089400	4605 HORIZON RIDGE DR	R1632377	L:	48,900	31,000	25,800
0.089400	4603 HORIZON RIDGE DR	R1632378	L:	48,900	31,000	25,800
0.089400	4630 FREEHOLD DR	R1632379	L:	48,900	31,000	25,800
0.089400	4628 FREEHOLD DR	R1632380	L:	48,900	31,000	25,800
0.089400	4626 FREEHOLD DR	R1632381	L:	48,900	31,000	25,800
0.089400	4624 FREEHOLD DR	R1632382	L:	48,900	31,000	25,800
0.089400	4622 FREEHOLD DR	R1632383	L:	48,900	31,000	25,800
0.089400	4619 FREEHOLD DR	R1632384	L:	48,900	31,000	25,800
0.089400	4617 FREEHOLD DR	R1632385	L:	48,900	31,000	25,800
0.089400	4613 FREEHOLD DR	R1632386	L:	48,900	31,000	25,800
0.089400	4607 FREEHOLD DR	R1632389	L:	48,900	31,000	25,800
0.089400	4605 FREEHOLD DR	R1632390	L:	48,900	31,000	25,800
0.089400	4603 FREEHOLD DR	R1632391	L:	48,900	31,000	25,800
0.089400	4601 FREEHOLD DR	R1632392	L:	48,900	31,000	25,800
0.089400	4623 FREEHOLD DR	R1632399	L:	48,900	31,000	25,800
0.089400	4625 FREEHOLD DR	R1632400	L:	48,900	31,000	25,800
0.089400	4627 FREEHOLD DR	R1632401	L:	48,900	31,000	25,800
0.089400	4629 FREEHOLD DR	R1632402	L:	48,900	31,000	25,800
0.089400	4602 FREEHOLD DR	R1632403	L:	48,900	31,000	25,800
0.089400	4604 FREEHOLD DR	R1632404	L:	48,900	31,000	25,800
0.089400	4606 FREEHOLD DR	R1632405	L:	48,900	31,000	25,800
0.089400	4608 FREEHOLD DR	R1632406	L:	48,900	31,000	25,800
0.089400	4614 HORIZON RIDGE DR	R1632407	L:	48,900	31,000	25,800
0.089400	4612 HORIZON RIDGE DR	R1632408	L:	48,900	31,000	25,800
0.089400	4610 HORIZON RIDGE DR	R1632409	L:	48,900	31,000	25,800
0.089400	4608 HORIZON RIDGE DR	R1632410	L:	48,900	31,000	25,800
0.089400	4606 HORIZON RIDGE DR	R1632411	L:	48,900	31,000	25,800
0.089400	4604 HORIZON RIDGE DR	R1632412	L:	48,900	31,000	25,800
0.089400	4600 HORIZON RIDGE DR	R1632413	L:	48,900	31,000	25,800
0.089400	7423 PIMLICO DR	R1632414	L:	48,900	31,000	25,800
0.089400	7421 PIMLICO DR	R1632415	L:	48,900	31,000	25,800
0.089400	7419 PIMLICO DR	R1632416	L:	48,900	31,000	25,800
0.089400	7417 PIMLICO DR	R1632417	L:	48,900	31,000	25,800
0.089400	7415 PIMLICO DR	R1632418	L:	48,900	31,000	25,800
0.089400	7413 PIMLICO DR	R1632419	L:	48,900	31,000	25,800
0.089400	7411 PIMLICO DR	R1632420	L:	48,900	31,000	25,800
0.089400	7409 PIMLICO DR	R1632421	L:	48,900	31,000	25,800
0.089400	7407 PIMLICO DR	R1632422	L:	48,900	31,000	25,800
0.089400	7405 PIMLICO DR	R1632423	L:	48,900	31,000	25,800
0.089400	7403 PIMLICO DR	R1632424	L:	48,900	31,000	25,800
0.089400	7401 PIMLICO DR	R1632425	L:	42,100	29,500	29,500
0.089400	4605 POMPANO DR	R1632426	L:	42,100	29,500	29,500
0.089400	4607 POMPANO DR	R1632427	L:	42,100	29,500	29,500
0.089400	4609 POMPANO DR	R1632428	L:	42,100	29,500	29,500
0.089400	4611 POMPANO DR	R1632429	L:	42,100	29,500	29,500
0.089400	4613 POMPANO DR	R1632430	L:	42,100	29,500	29,500
0.089400	4615 POMPANO DR	R1632431	L:	42,100	29,500	29,500
	<b>Belmont Ridge</b>	<b>TOTALS</b>		<b>8,598,800</b>	<b>6,144,100</b>	<b>5,292,500</b>