

DATED AND MAILED this 22nd day of August 2016.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

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

Gordana Katardzic

Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

Docket Number(s): 68160
County Schedule Numbers : See Attached

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AMENDED STIPULATION (As To Tax Year 2015 Actual Value)-

RESERVE AT HIGHPOINTE ESTATES, LLC

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this amended stipulation regarding the 2015 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 amended Stipulation.

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

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

34 vacant lots in the Highpointe subdivision

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

3. The County Assessor originally assigned the following actual value to the subject property: (34 total lots at \$67,500 per lot)

Land	\$	2,295,000
Improvements	\$	0
Total	\$	<u>2,295,000</u>

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

Land	\$	2,295,000
Improvements	\$	0
Total	\$	<u>2,295,000</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2015. (34 total lots at \$62,250 per lot)

Land	\$	2,116,500
Improvements	\$	0
Total	\$	<u>2,116,500</u>

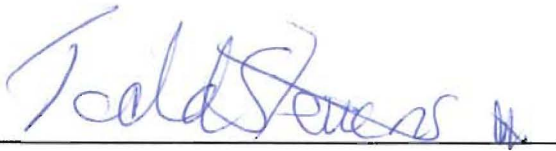
6. The valuations, as established above, shall be binding only with respect to tax year 2015.

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

Developed a separate marketing area for interior lots vs exterior view lots and used 3 years of sales prior to the June 30, 2014 appraisal date. Length of absorption remains the same. Amended stipulation to exclude one residential improved lot.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 31, 2016 be vacated.

DATED this 6th day of June 2016



Petitioner(s) Representative

Address:


Todd J. Stevens
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Englewood, Colorado 80112



TOM DONNELLY, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

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Deputy STEVE MILLER by Lisa Thiene
LARIMER COUNTY ASSESSOR

Address:

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Fort Collins, Colorado 80522
Telephone: (970)498-7050

Century Communities

Highpointe Estates

Owner	County	SCHEDULE #	2015 SA Value	2015 CBOE Decision
Reserve at Highpointe Estates LLC	Larimer	1638312	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638479	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638482	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638483	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638545	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638568	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638576	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638589	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638590	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638591	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638592	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638593	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638596	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638600	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638601	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638613	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638614	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638615	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638616	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638617	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638619	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638621	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638622	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638646	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638647	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638649	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638651	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638652	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638653	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638654	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638656	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638657	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638662	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638671	\$44,720	\$67,500
Reserve at Highpointe Estates LLC	Larimer	1638672	\$44,720	\$67,500
	34	lots		2,295,000
	35	lots	\$1,520,469	\$2,295,000

withdrawn