

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69957
Petitioner: GCP SKYLINE 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.: R0088463+2
 Category: Valuation/Protest Appeal Property Type: Residential
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

Total Value: \$10,195,100
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2016 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 22nd day of November 2017.

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.

Christine Fontenot

Christine Fontenot



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

2017 NOV 20 AM 9:33

Docket Number(s): 69957

County Schedule Number: 0088463, Parcel Number: 97161-00-014

STIPULATION (As To Tax Year 2016 Actual Value)-

GCP SKYLINE LLC
C/O AMERICAN LAND LEASE INC
ATTN: ROSANNE NOBILE
380 PARK PLACE BLVD STE 200
CLEARWATER, FL 33759-4929

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2016 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: A single family residence, which is located in Fort Collins, Colorado.
2. The subject property is classified as a Single Family Residence property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	24,000
Improvements	\$	310,300
Total	\$	<u>334,300</u>

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

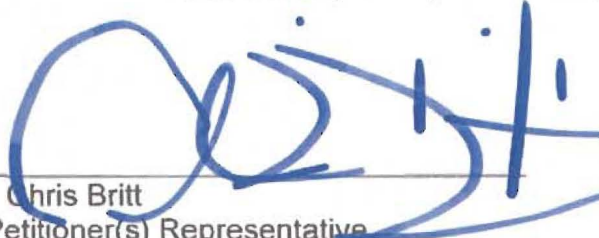
Land	\$	24,000
Improvements	\$	310,300
Total	\$	<u>334,300</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2016.

Land	\$	24,000
Improvements	\$	310,300
Total	\$	<u>334,300</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2015 and 2016.
7. Brief narrative as to why the reduction was made: There was no change in value to this parcel. The Petitioner and Respondent agreed.
8. Both parties agree that the hearing scheduled before the Board of Assessment be vacated.

DATED this 7th day of September 2017



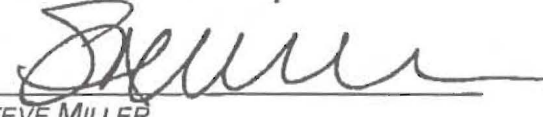
Chris Britt
Petitioner(s) Representative



LEW GAITER III
LARIMER COUNTY BOARD OF EQUALIZATION

Address:
P.O. Box 1255
Gainesville, GA 30503

Address:
LARIMER COUNTY ATTORNEYS OFFICE
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

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

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BD OF ASSESSMENT APPEALS

2017 NOV 20 AM 9:33

Docket Number(s): 69957

County Schedule Number: 1159933, Parcel Number: 97161-41-001

STIPULATION (As To Tax Year 2016 Actual Value)-

GCP SKYLINE LLC
C/O AMERICAN LAND LEASE INC
ATTN: ROSANNE NOBILE
380 PARK PLACE BLVD STE 200
CLEARWATER, FL 33759-4929

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2016 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 the Skyline MHP, which is located in Fort Collins Colorado.
2. The subject property is classified as a Mobile Home Park property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	641,900
Improvements	\$	<u>7,965,000</u>
Total	\$	8,606,900

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

Land	\$	641,900
Improvements	\$	<u>7,965,000</u>
Total	\$	8,606,900

5 After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2016.

Land	\$	641,900
Improvements	\$	5,457,000
Total	\$	<u>6,098,900</u>

6. The valuations, as established above, shall be binding only with respect to tax years 2015 and 2016.
7. Brief narrative as to why the reduction was made: After a physical inspection was made of the property, it was discovered the number of units was incorrect.
8. Both parties agree that the hearing scheduled before the Board of Assessment be vacated.

DATED this 30th day of June 2017

Chris D. Britt

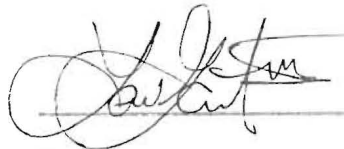
Chris Britt

Petitioner(s) Representative

Address:

P.O. Box 1255

Gainsville, GA 30503



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LARIMER COUNTY BOARD OF EQUALIZATION

Address:

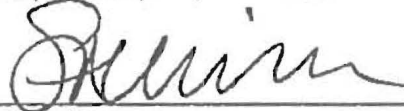
Larimer County Attorneys Office

224 Canyon Avenue Suite 200

Post Office Box 1606

Fort Collins, Colorado 80522

Telephone: (970)498-7450



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LARIMER COUNTY ASSESSOR

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Post Office Box 1190

Fort Collins, Colorado 80522

Telephone: (970)498-7050

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

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BD OF ASSESSMENT APPEAL

2017 NOV 20 AM 9:33

Docket Number(s) 69957

County Schedule Number: 1159925, Parcel Number: 97161-40-001

STIPULATION (As To Tax Year 2016 Actual Value)-

GCP SKYLINE LLC
C/O AMERICAN LAND LEASE INC
ATTN: ROSANNE NOBILE
380 PARK PLACE BLVD STE 200
CLEARWATER, FL 33759-4929

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2016 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 the Skyline MHP, which is located in Fort Collins Colorado.
2. The subject property is classified as a Mobile Home Park property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	384,000
Improvements	\$	<u>6,570,000</u>
Total	\$	6,954,000

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

:

Land	\$	384,000
Improvements	\$	<u>6,570,000</u>
Total	\$	6,954,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2016.

Land	\$	384,000
Improvements	\$	3,377,900
Total	\$	<u>3,761,900</u>

6. The valuations, as established above, shall be binding only with respect to tax years 2015 and 2016.
7. Brief narrative as to why the reduction was made: After a physical inspection was made of the property, it was discovered the number of units was incorrect.
8. Both parties agree that the hearing scheduled before the Board of Assessment be vacated.

DATED this 30th day of June 2017

Chris D. Britt

Chris Britt

Petitioner(s) Representative

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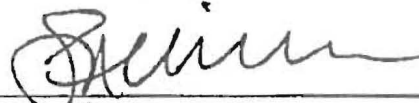
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