

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 70894
Petitioner: NVH WIP LLLP v. Respondent: LARIMER COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted 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.: R1653384+109
Category: Valuation/Protest Appeal Property Type: Vacant Land
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value: \$4,657,207
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2017 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 31st day of December 2018.

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.

Yesenia Araujo

Yesenia Araujo



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

2018 NOV 26 PM 1:05

Docket Number(s): 70894

County Schedule Number : R1653384 + 109 (see attached)

STIPULATION (As To Tax Year 2017 Actual Value)

NVH WIP LLLP
Petitioner

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner and Respondent hereby enter into this stipulation regarding the 2017 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:
TIMNATH RANCH SUB FIRST FILING THIRD AMD FINAL PLAT
2. The subject property is classified as a Vacant property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	5,051,000
Improvements	\$	0
Total	\$	<u>5,051,000</u>

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

Land	\$	5,051,000
Improvements	\$	0
Total	\$	<u>5,051,000</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2017.

Land	\$	4,657,207
Improvements	\$	<u>0</u>

Total \$ 4,657,000

6. The valuations, as established above, shall be binding only with respect to tax year 2017.
7. Brief narrative as to why the reduction was made:
Physical Inspection completed. Calculation Error in Unfinished Lot Values, corrected to \$4,880,451 for total value, but stipulation already reached for \$4,657,207 before new calculations determined.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 07/25/2018 be vacated.

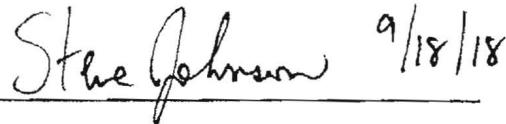
DATED this _____ day of August 2018



Petitioner(s) Representative

Address:

9635 Maroon Circle
Suite 450
Englewood, CO 80112
(303) 347-1878



STEVE JOHNSON, 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



Stevens & Associates

Specialists in Property, Sales & Use Tax Reductions

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#	Address	Parcel Number	Account #	Access Key	2017 Actual Value	Prior Year Actual Value
5317	Alberta Falls St	86013-28-001	R1653384	10184606	21800	14190
5307	Alberta Falls St	86013-28-002	R1653385	10184623	21800	14190
5297	Alberta Falls St	86013-28-003	R1653386	10184576	21800	14190
5287	Alberta Falls St	86013-28-004	R1653387	10184602	21800	14190
5277	Alberta Falls St	86013-28-005	R1653388	10184680	21800	14190
5267	Alberta Falls St	86013-28-006	R1653389	10184681	21800	14190
5257	Alberta Falls St	86013-28-007	R1653390	10184603	21800	14190
5247	Alberta Falls St	86013-28-008	R1653391	10184593	21800	14190
5237	Alberta Falls St	86013-28-009	R1653392	10184583	21800	14190
5227	Alberta Falls St	86013-28-010	R1653393	10184652	21800	14190
5217	Alberta Falls St	86013-28-011	R1653394	10184643	21800	14190
5207	Alberta Falls St	86013-28-012	R1653395	10184599	21800	14190
5197	Alberta Falls St	86013-28-013	R1653396	10184585	21800	14190
5187	Alberta Falls St	86013-28-014	R1653397	10184588	21800	14190
5177	Alberta Falls St	86013-28-015	R1653398	10184608	21800	14190
5127	Odessa Lake St	86013-28-016	R1653399	10184591	21800	14190
5117	Odessa Lake St	86013-28-017	R1653400	10184596	21800	14190
5107	Odessa Lake St	86013-28-018	R1653401	10184617	21800	14190
5108	Odessa Lake St	86013-28-019	R1653402	10184627	21800	14190
5118	Odessa Lake St	86013-28-020	R1653403	10184595	21800	14190
5128	Odessa Lake St	86013-28-021	R1653404	10184597	21800	14190
5138	Odessa Lake St	86013-28-022	R1653405	10184612	21800	14190
5148	Odessa Lake St	86013-28-023	R1653406	10184634	21800	14190
5158	Odessa Lake St	86013-28-024	R1653407	10184620	21800	14190
5168	Odessa Lake St	86013-28-025	R1653408	10184619	21800	14190
5188	Odessa Lake St	86013-28-026	R1653409	10184630	21800	14190
6372	Nymph Lake Ct	86013-28-027	R1653410	10184628	21800	14190
6384	Nymph Lake Ct	86013-28-028	R1653411	10184641	21800	14190
6396	Nymph Lake Ct	86013-28-029	R1653412	10184631	21800	14190
6395	Nymph Lake Ct	86013-28-030	R1653413	10184615	21800	14190
6383	Nymph Lake Ct	86013-28-031	R1653414	10184642	21800	14190
6371	Nymph Lake Ct	86013-28-032	R1653415	10184663	21800	14190
6362	Verna Ct	86013-28-033	R1653416	10184625	21800	14190
6374	Verna Ct	86013-28-034	R1653417	10184604	21800	14190
6386	Verna Ct	86013-28-035	R1653418	10184614	21800	14190
6398	Verna Ct	86013-28-036	R1653419	10184758	21800	14190
6410	Verna Ct	86013-28-037	R1653420	10184629	21800	14190
6422	Verna Ct	86013-28-038	R1653421	10184626	21800	14190
6423	Verna Ct	86013-28-039	R1653422	10184660	21800	14190



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6411	Verna Ct	86013-28-040	R1653423	10184618	21800	14190
6399	Verna Ct	86013-28-041	R1653424	10184616	21800	14190
6387	Verna Ct	86013-28-042	R1653425	10184635	21800	14190
6375	Verna Ct	86013-28-043	R1653426	10184613	21800	14190
6363	Verna Ct	86013-28-044	R1653427	10184654	21800	14190
5318	Alberta Falls St	86013-29-001	R1653428	10184653	21800	14190
5308	Alberta Falls St	86013-29-002	R1653429	10184651	21800	14190
5298	Alberta Falls St	86013-29-003	R1653430	10184622	21800	14190
5288	Alberta Falls St	86013-29-004	R1653431	10184736	21800	14190
5278	Alberta Falls St	86013-29-005	R1653432	10184621	21800	14190
5268	Alberta Falls St	86013-29-006	R1653433	10184739	21800	14190
5258	Alberta Falls St	86013-29-007	R1653434	10184636	21800	14190
5248	Alberta Falls St	86013-29-008	R1653435	10184624	21800	14190
5238	Alberta Falls St	86013-29-009	R1653436	10184715	21800	14190
5228	Alberta Falls St	86013-29-010	R1653437	10184638	21800	14190
5218	Alberta Falls St	86013-29-011	R1653438	10184639	21800	14190
5208	Alberta Falls St	86013-29-012	R1653439	10184669	21800	14190
5198	Alberta Falls St	86013-29-013	R1653440	10184644	21800	14190
5219	Odessa Lake St	86013-29-014	R1653441	10184744	21800	14190
5229	Odessa Lake St	86013-29-015	R1653442	10184632	21800	14190
5239	Odessa Lake St	86013-29-016	R1653443	10184671	21800	14190
5249	Odessa Lake St	86013-29-017	R1653444	10184657	21800	14190
5259	Odessa Lake St	86013-29-018	R1653445	10184734	21800	14190
5269	Odessa Lake St	86013-29-019	R1653446	10184633	21800	14190
5279	Odessa Lake St	86013-29-020	R1653447	10184637	21800	14190
5289	Odessa Lake St	86013-29-021	R1653448	10184658	21800	14190
5299	Odessa Lake St	86013-29-022	R1653449	10184649	21800	14190
5309	Odessa Lake St	86013-29-023	R1653450	10184662	21800	14190
6298	Nanita Lake Ct	86013-30-001	R1653451	10184650	83500	57300
6308	Nanita Lake Ct	86013-30-002	R1653452	10184640	83500	57300
6318	Nanita Lake Ct	86013-30-003	R1653453	10184647	83500	57300
6328	Nanita Lake Ct	86013-30-004	R1653454	10184667	83500	57300
6327	Nanita Lake Ct	86013-30-005	R1653455	10184665	83500	57300
6317	Nanita Lake Ct	86013-30-006	R1653456	10184683	83500	57300
6307	Nanita Lake Ct	86013-30-007	R1653457	10184714	83500	57300
6297	Alberta Falls St	86013-30-008	R1653458	10184646	83500	57300
5412	Alberta Falls St	86013-30-009	R1653459	10184674	83500	57300
5424	Alberta Falls St	86013-30-010	R1653460	10184648	83500	57300
5436	Alberta Falls St	86013-30-011	R1653461	10184687	83500	57300
5448	Alberta Falls St	86013-30-012	R1653462	10184670	83500	57300
5467	Hallowell Park Dr	86013-30-013	R1653463	10184689	83500	57300



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5457	Hallowell Park Dr	86013-30-014	R1653464	10184666	83500	57300
5447	Hallowell Park Dr	86013-30-015	R1653465	10184733	83500	57300
5427	Hallowell Park Dr	86013-30-017	R1653467	10184655	83500	57300
5417	Hallowell Park Dr	86013-30-018	R1653468	10184659	83500	57300
5407	Hallowell Park Dr	86013-30-019	R1653469	10184656	83500	57300
5377	Hallowell Park Dr	86013-30-026	R1653476	10173730	83500	57300
5375	Alberta Falls St	86013-31-001	R1653479	10173743	83500	57300
5399	Alberta Falls St	86013-31-003	R1653481	10173764	83500	57300
5411	Alberta Falls St	86013-31-004	R1653482	10173800	83500	57300
5423	Alberta Falls St	86013-31-005	R1653483	10173745	83500	57300
5435	Alberta Falls St	86013-31-006	R1653484	10173720	83500	57300
5447	Alberta Falls St	86013-31-007	R1653485	10173742	83500	57300
5459	Alberta Falls St	86013-31-008	R1653486	10173749	83500	57300
5471	Sugar Loaf Ct	86013-31-009	R1653487	10173732	83500	57300
5483	Sugar Loaf Ct	86013-31-010	R1653488	10173741	83500	57300
5495	Sugar Loaf Ct	86013-31-011	R1653489	10173757	83500	57300
5507	Sugar Loaf Ct	86013-31-012	R1653490	10173750	83500	57300
5516	Sugar Loaf Ct	86013-31-013	R1653491	10173751	83500	57300
5504	Sugar Loaf Ct	86013-31-014	R1653492	10173756	83500	57300
5492	Sugar Loaf Ct	86013-31-015	R1653493	10173735	83500	57300
5480	Sugar Loaf Ct	86013-31-016	R1653494	10173768	83500	57300
5478	Hallowell Park Dr	86013-31-017	R1653495	10173740	83500	57300
5468	Hallowell Park Dr	86013-31-018	R1653496	10173761	83500	57300
5458	Hallowell Park Dr	86013-31-019	R1653497	10173775	83500	57300
5448	Hallowell Park Dr	86013-31-020	R1653498	10173755	83500	57300
5438	Hallowell Park Dr	86013-31-021	R1653499	10173754	83500	57300
5428	Hallowell Park Dr	86013-31-022	R1653500	10173777	83500	57300
5418	Hallowell Park Dr	86013-31-023	R1653501	10173810	83500	57300
5408	Hallowell Park Dr	86013-31-024	R1653502	10173747	83500	57300
5398	Hallowell Park Dr	86013-31-025	R1653503	10173773	83500	57300