

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 76410
Petitioner: FT COLLINS BORROWER LLC 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.: R1655302+80
 Category: Valuation/Protest Appeal Property Type: Residential
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$66,000,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

DATED this 16th day of March 2020.

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.

Gordana Katardzic

Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 76410
County Schedule Number : R1655302 + 80

2019 DEC 23 PM 2:58
STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

STIPULATION (As To Tax Year 2019 Actual Value)

FT COLLINS BORROWER LLC

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2019 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:
Legal: ASPEN HEIGHTS SUB, FTC (20130086239)
2. The subject property is classified as Multi Family properties.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination: **Please see spreadsheet attached for 81 parcels**
4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows: **Please see spreadsheet attached for 81 parcels**
5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2019.
Please see spreadsheet attached for 81 parcels

****TOTAL STIPULATION VALUE: \$66,000,000**

6. The valuations, as established above, shall be binding only with respect to tax year 2019.
7. Brief narrative as to why the reduction was made: after further review of the subject property, additional information was provided by the petitioner, the market supported a lower value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on TBD be vacated.

DATED this 13th day of November 2019

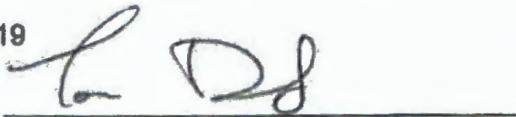


Petitioner(s) Representative
Christian Segner/Ryan PT

Address:

7979 E Tufts Ave. 1500

Denver, CO 80237



TOM DONNELLY, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION
Address:

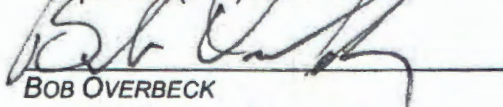
LARIMER COUNTY ATTORNEY

224 Canyon Avenue Suite 200

Post Office Box 1606

Fort Collins, Colorado 80522

Telephone: (970)498-7450



BOB OVERBECK

LARIMER COUNTY ASSESSOR

Address:

Post Office Box 1190

Fort Collins, Colorado 80522

Telephone: (970)498-7050

THE OUTPOST STUDENT HOUSING

S/SHARE/COMMERCIAL/2019 REAPPRAISAL/MULTI FAMILY W/PART BIG AND NEW COMPLEXES VALUED/ARU 221 UNITS ASPEN HEIGHTS STUDENT HOUSING FOR 2019 APPRAVAL.DLSX
 SALE 12/9/2016 \$65,600,000 - pp \$135,000 & BUSINESS VAL \$8,365,000 = \$59,000,000 TIME (.0078/MO) 1.1404 = \$67,283,600 OR \$305.835 PER UNIT

2019

LOT 1, BLOCK 12

OUTLOT

97013-43-001 R1655380 NO CHANGE: \$500 MIN VAL \$500

TH'S BY \$171.75/SF TTL VAL
 RES BY APPROX \$127.65 IMPS ONLY
 TO GET \$66 MILL

LAND SF
 79,940

TOWNHOUSES:

NEW PARCEL REPLATS

NEW PARCEL REPLATS	ADDRESS	STREET	MODEL TYP	BLOCK	IMP SF	STIPPED		2019	CHG	UNITS	LAND SF	
						2019 IMP	2019					
						IMP VAL	LAND VAL					
97013-33-001	R1655303	302 LUPINE	DAKOTA	2		1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	2,181
97013-33-002	R1655304	308 LUPINE	DAKOTA	2		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	1,150
97013-33-003	R1655305	314 LUPINE	DAKOTA	2		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	1,150
97013-33-004	R1655306	320 LUPINE	DAKOTA	2		1,346	\$224,970	\$37,500	\$231,200	CHANGE	1	1,150
97013-33-005	R1655307	326 LUPINE	DAKOTA	2		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	1,150
97013-33-006	R1655308	332 LUPINE	DAKOTA	2		1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,614
97013-33-007	R1655309	338 LUPINE	DENVER	2		1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,614
97013-33-008	R1655310	344 LUPINE	DENVER	2		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	1,150
97013-33-009	R1655311	350 LUPINE	DENVER	2		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	1,150
97013-33-010	R1655312	356 LUPINE	DENVER	2		1,724	\$298,680	\$37,500	\$296,000	CHANGE	1	1,614
97013-34-001	R1655313	482 LUPINE	TEAMBOA'	3		1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,559
97013-34-002	R1655314	488 LUPINE	TEAMBOA'	3		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	1,151
97013-34-003	R1655315	494 LUPINE	TEAMBOA'	3		1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,565
97013-35-001	R1655316	504 LUPINE	LOVELAND	4		1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,818
97013-35-002	R1655317	510 LUPINE	LOVELAND	4		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	1,150
97013-35-003	R1655318	516 LUPINE	LOVELAND	4		1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,355
97013-36-001	R1655319	1101 REDWOOD	DAKOTA	5		1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,830
97013-36-002	R1655320	1107 REDWOOD	DAKOTA	5		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	920
97013-36-003	R1655321	1113 REDWOOD	DAKOTA	5		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	920
97013-36-004	R1655322	1119 REDWOOD	DAKOTA	5		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	920
97013-36-005	R1655323	1125 REDWOOD	DAKOTA	5		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	920
97013-36-006	R1655324	1131 REDWOOD	DAKOTA	5		1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,623
97013-36-007	R1655325	1137 REDWOOD	DAKOTA	5		1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,335
97013-36-008	R1655326	1143 REDWOOD	DAKOTA	5		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	920
97013-36-009	R1655327	1149 REDWOOD	DAKOTA	5		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	920
97013-36-010	R1655328	1155 REDWOOD	DAKOTA	5		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	920
97013-36-011	R1655329	1161 REDWOOD	DAKOTA	5		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	920
97013-36-012	R1655330	1167 REDWOOD	DAKOTA	5		1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,282
97013-36-013	R1655331	1173 REDWOOD	ALPINE	5		1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,282
97013-36-014	R1655332	1179 REDWOOD	ALPINE	5		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	920
97013-36-015	R1655333	1185 REDWOOD	ALPINE	5		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	920
97013-36-016	R1655334	1191 REDWOOD	ALPINE	5		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	920
97013-36-017	R1655335	1197 REDWOOD	ALPINE	5		1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,188
97013-37-001	R1655336	1097 REDWOOD	LOVELAND	6		1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,254
97013-37-002	R1655337	1091 REDWOOD	LOVELAND	6		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	923
97013-37-003	R1655338	1085 REDWOOD	LOVELAND	6		1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,678
97013-37-004	R1655339	1079 REDWOOD	ALPINE	6		1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,593
97013-37-005	R1655340	1073 REDWOOD	ALPINE	6		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	923
97013-37-006	R1655341	1067 REDWOOD	ALPINE	6		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	923
97013-37-007	R1655342	1061 REDWOOD	ALPINE	6		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	923
97013-37-008	R1655343	1055 REDWOOD	ALPINE	6		1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,296
97013-37-009	R1655344	1049 REDWOOD	DENVER	6		1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,296
97013-37-010	R1655345	1043 REDWOOD	DENVER	6		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	923
97013-37-011	R1655346	1037 REDWOOD	DENVER	6		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	923
97013-37-012	R1655347	1031 REDWOOD	DENVER	6		1,724	\$298,680	\$37,500	\$296,000	CHANGE	1	1,159
97013-38-001	R1655348	503 LUPINE	TEAMBOA'	7		1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,542
97013-38-002	R1655349	509 LUPINE	TEAMBOA'	7		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	1,150
97013-38-003	R1655350	515 LUPINE	TEAMBOA'	7		1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,559
97013-39-001	R1655351	483 LUPINE	LOVELAND	8		1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,558
97013-39-002	R1655352	489 LUPINE	LOVELAND	8		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	1,150
97013-39-003	R1655353	495 LUPINE	LOVELAND	8		1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,311
97013-40-001	R1655354	1097 PER MOUN	UENA VIST.	9		1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	2,146
97013-40-002	R1655355	1091 PER MOUN	UENA VIST.	9		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	1,012
97013-40-003	R1655356	1085 PER MOUN	UENA VIST.	9		1,444	\$244,080	\$37,500	\$248,000	CHANGE	1	1,009
97013-40-004	R1655357	1079 PER MOUN	UENA VIST.	9		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	1,411
97013-40-005	R1655358	1073 PER MOUN	DENVER	9		1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,406
97013-40-006	R1655359	1067 PER MOUN	DENVER	9		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	999
97013-40-007	R1655360	1061 PER MOUN	DENVER	9		1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	996
97013-40-008	R1655361	1055 PER MOUN	DENVER	9		1,724	\$298,680	\$37,500	\$296,000	CHANGE	1	1,393

BAA STIP 2019	TTL BEDROOM COUNT:	TARGET \$/UNIT
\$66,000,000	698 UNIT COUNT: 220	\$300,000
TTL VALUE OF ALL	2019	TTL IMP SF \$/SF \$/UNIT
\$66,000,000		380,327 \$173.54 \$380,000
		TTL IMP SF \$/SF \$/UNIT
		380,327 \$173.53 \$28,132
TTL VAL LAND	TTL LAND SF \$/SF	
\$15,163,465	1,010,997 \$15.00	

BAA STIP 2019 th sf 116,482 SF TIMES SEE TH MKT TAB
 BAA STIP 2019 res sf 263,845 SF TIMES \$127.67 IMPS ONLY
 RES ONLY VALUE (LESS TH'S TTL VAL AND ALL OTHER LAND VAL) =
 33,680,236/263,845(RES ONLY SF)= \$127.65/SF RES IMPS ONLY

97013-40-009	R1655362	1049	PER MOUN'UENA VIST.	9	1,707	\$295,365	\$37,500	\$293,100	CHANGE	1	1,388	
97013-40-010	R1655363	1043	PER MOUN'UENA VIST.	9	1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	986	
97013-40-011	R1655364	1037	PER MOUN'UENA VIST.	9	1,444	\$244,080	\$37,500	\$248,000	CHANGE	1	983	
97013-40-012	R1655365	1031	PER MOUN'UENA VIST.	9	1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	1,383	
97013-41-001	R1655366	303	LUPINE ALPINE	10	1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	2,206	
97013-41-002	R1655367	309	LUPINE ALPINE	10	1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	1,192	
97013-41-003	R1655368	315	LUPINE ALPINE	10	1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	1,192	
97013-41-004	R1655369	321	LUPINE ALPINE	10	1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	1,192	
97013-41-005	R1655370	327	LUPINE ALPINE	10	1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,673	
97013-41-006	R1655371	333	LUPINE DENVER	10	1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,673	
97013-41-007	R1655372	339	LUPINE DENVER	10	1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	1,192	
97013-41-008	R1655373	345	LUPINE DENVER	10	1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	1,192	
97013-41-009	R1655374	351	LUPINE DENVER	10	1,724	\$298,680	\$37,500	\$296,000	CHANGE	1	1,673	
97013-41-010	R1655375	357	LUPINE UENA VIST.	10	1,707	\$295,365	\$37,500	\$293,200	CHANGE	1	1,674	
97013-41-011	R1655376	363	LUPINE UENA VIST.	10	1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	1,214	
97013-41-012	R1655377	371	LUPINE UENA VIST.	10	1,444	\$244,080	\$37,500	\$248,000	CHANGE	1	1,271	
97013-41-013	R1655378	377	LUPINE UENA VIST.	10	1,395	\$234,525	\$37,500	\$239,600	CHANGE	1	1,952	
TOTALS FOR ALL TH'S					TTLs:	116,482	\$19,863,990	\$2,850,000	\$20,006,300	TOTAL BAA STIP TH'S	76	97,673
						\$19,863,990		\$29.18				\$171.75

LAND SF

LOT 1 BLOCK 1

										2019	30,103			
										IMP SF	IMP VAL	LAND VAL		
97013-32-001	R1655302	1145	BLUE SPRU A BASIN	CHANGE	2136	\$272,800	\$405,700		5	1				
		1127	BLUE SPRU A BASIN	CHANGE	2136	\$272,800	\$13.48		5	1				
CHG FOR CORRECTION		1103	BLUE SPRU KEYSTONE	CHANGE	2640	\$336,600			4	2				
					TTLs:	6912	\$882,200	IMP5	14	4				
					TOTAL BAA STIP	\$1,287,900	BAA STIP HOUSES							

LAND SF

TRACT A

PHASES 1 & 3

										2015	396,031			
										IMP SF	IMP VAL	LAND VAL		
97013-44-001	R1655381	1	539-545	CONIFER FRISCO	CHANGE	3,352	\$427,883	\$5,340,300	225	2				
		2	533	CONIFER A BASIN	CHANGE	2136	\$272,660	\$13.48		1				
		3	527	CONIFER A BASIN	CHANGE	2136	\$272,660			1				
		4	521	CONIFER BRECKENRI	CHANGE	1812	\$231,302			1				
		5	515	CONIFER A BASIN	CHANGE	2136	\$272,660			1				
		6	503-509	CONIFER TELLURIDE	CHANGE	3352	\$427,883			2				
		7	497	CONIFER BOULDER	CHANGE	1823	\$232,706			1				
		8	491	CONIFER VAIL	CHANGE	1812	\$231,302			1				
		9	485	CONIFER BRECKENRI	CHANGE	1812	\$231,302			1				
		10	479	CONIFER A BASIN	CHANGE	2136	\$272,660			1				
		11	1127	COPPER M BOULDER	CHANGE	1823	\$232,706			1				
		12	1121	COPPER M VAIL	CHANGE	1812	\$231,302			1				
		13	1115	COPPER M A BASIN	CHANGE	2136	\$272,660			1				
		14	1109	COPPER M BRECKENRI	CHANGE	1812	\$231,302			1				
		15	1103	COPPER M BOULDER	CHANGE	1823	\$232,706			1				
		16	1102	COPPER M FRISCO	CHANGE	3352	\$427,883			2				
		17	1114	COPPER M BOULDER	CHANGE	1823	\$232,706			1				
		18	1120	COPPER M VAIL	CHANGE	1812	\$231,302			1				
		19	1113-1119	STEAMBOF TELLURIDE	CHANGE	3352	\$427,883			2				
		20	1107	STEAMBOF VAIL	CHANGE	1812	\$231,302			1				
		21	1106	STEAMBOF BRECKENRI	CHANGE	1812	\$231,302			1				
		22	1112	STEAMBOF A BASIN	CHANGE	2136	\$272,660			1				
		23	1118	STEAMBOF DURANGO	CHANGE	2002	\$255,555			1				
		24	519-525	ASPEN HEH FRISCO	CHANGE	3352	\$427,883			2				
		25	1173-1179	MARY JANI ASPEN	CHANGE	2530	\$322,955			2				
		26	1161-1167	MARY JANI KEYSTONE	CHANGE	2640	\$336,996			2				
		27	1149-1155	MARY JANI TELLURIDE	CHANGE	3352	\$427,883			2				
		28	530	LUPINE CLUBHOU5	CHANGE	10002	\$1,276,755			1				
		29	369-375	CONIFER ASPEN	CHANGE	2530	\$322,955			2				
		30	357-363	CONIFER FRISCO	CHANGE	3352	\$427,883			2				
		31	345-351	CONIFER KEYSTONE	CHANGE	2640	\$336,996			2				
		32	333-339	CONIFER ASPEN	CHANGE	2530	\$322,955			2				
		33	321-327	CONIFER FRISCO	CHANGE	3352	\$427,883			2				
		34	315	CONIFER BRECKENRI	CHANGE	1812	\$231,302			1				
		35	303-309	CONIFER TELLURIDE	CHANGE	3352	\$427,883			2				
		37	303	FIREWEED VAIL	CHANGE	1812	\$231,302			1				
		38	309	FIREWEED BRECKENRI	CHANGE	1812	\$231,302			1				
		39	315	FIREWEED BOULDER	CHANGE	1823	\$232,706			1				
		40	321	FIREWEED VAIL	CHANGE	1812	\$231,302			1				
		41	327	FIREWEED BRECKENRI	CHANGE	1812	\$231,302			1				

42	333	FIREWEED BOULDER	CHANGE	1823	\$232,706	1
43	1140	FORGET-M A BASIN	CHANGE	2136	\$272,660	1
44	1128	FORGET-M ASPEN	CHANGE	2530	\$322,955	2
45	1122	FORGET-M A BASIN	CHANGE	2136	\$272,660	1
46	1116	FORGET-M DURANGO	CHANGE	2002	\$255,555	1
47	362	WALLFLOW DURANGO	CHANGE	2002	\$255,555	1
48	332	WALLFLOW VAIL	CHANGE	1812	\$231,302	1
49	326	WALLFLOW BRECKENRI	CHANGE	1812	\$231,302	1
50	320	WALLFLOW BOULDER	CHANGE	1823	\$232,706	1
51	314	WALLFLOW BRECKENRI	CHANGE	1812	\$231,302	1
52	308	WALLFLOW VAIL	CHANGE	1812	\$231,302	1
53	302	WALLFLOW BOULDER	CHANGE	1823	\$232,168	1
CHG FOR CORRECTION						

TTLs: 124,052 \$15,834,700 IMPs
TOTAL BAA STIP \$21,175,000 BAA STIP HOUSES

TRACT B		PHASES 2 & 4		2015			LAND SF
97013-44-002		R1655382		IMP SF	IMP VAL	LAND VAL	450,875
1	1061	RY JANE W BOULDER	CHANGE	1,823	\$232,706	\$6,077,700	253
2	1067	RY JANE W VAIL	CHANGE	1812	\$231,302	\$13.48	1
3	1073	RY JANE W A BASIN	CHANGE	2136	\$272,660		1
4	1079	RY JANE W BRECKENRI	CHANGE	1812	\$231,302		1
5	1085	RY JANE W BOULDER	CHANGE	1823	\$232,706		1
6	1091	RY JANE W FRISCO	CHANGE	3352	\$427,883		2
7	1091	SOL VISTA TELLURIDE	CHANGE	3352	\$427,883		2
8	1085	SOL VISTA A BASIN	CHANGE	2136	\$272,660		1
9	1079	SOL VISTA BOULDER	CHANGE	1823	\$232,706		1
10	1073	SOL VISTA A BASIN	CHANGE	2136	\$272,660		1
11	1067	SOL VISTA BRECKENRI	CHANGE	1812	\$231,302		1
12	1061	SOL VISTA VAIL	CHANGE	1812	\$231,302		1
13	1050	STEAMBOF BOULDER	CHANGE	1823	\$232,706		1
14	1056	STEAMBOF TELLURIDE	CHANGE	3352	\$427,883		2
15	1068	STEAMBOF VAIL	CHANGE	1812	\$231,302		1
16	1074	STEAMBOF BRECKENRI	CHANGE	1812	\$231,302		1
17	1080	STEAMBOF FRISCO	CHANGE	3352	\$427,883		2
18	1085	STEAMBOF A BASIN	CHANGE	2136	\$272,660		1
19	1073	STEAMBOF ASPEN	CHANGE	2530	\$322,955		2
20	1067	STEAMBOF A BASIN	CHANGE	2136	\$272,660		1
21	1061	STEAMBOF A BASIN	CHANGE	2136	\$272,660		1
22	1056	STEAMBOF A BASIN	CHANGE	2136	\$272,660		1
23	1062	STEAMBOF ASPEN	CHANGE	2530	\$322,955		2
24	1074	STEAMBOF A BASIN	CHANGE	2136	\$272,660		1
25	1080	STEAMBOF FRISCO	CHANGE	3352	\$427,883		2
26	PHASE II 1092	STEAMBOF TELLURIDE	CHANGE	3352	\$427,883		2
27	PHASE IV 1040	TENMILE R DURANGO	CHANGE	2002	\$255,555		1
28	1046	TENMILE R A BASIN	CHANGE	2136	\$272,660		1
29	1052-1058	TENMILE R TELLURIDE	CHANGE	3352	\$427,883		2
30	1064	TENMILE R DURANGO	CHANGE	2002	\$255,555		1
31	339	ECHO MOL A BASIN	CHANGE	2136	\$272,660		1
32	333	ECHO MOL VAIL	CHANGE	1812	\$231,302		1
33	327	ECHO MOL A BASIN	CHANGE	2136	\$272,660		1
34	315-321	ECHO MOL TELLURIDE	CHANGE	3352	\$427,883		2
35	303-309	ECHO MOL FRISCO	CHANGE	3352	\$427,883		2
36	302-308	SANGRE DI TELLURIDE	CHANGE	3352	\$427,883		2
37	314-320	SANGRE DI FRISCO	CHANGE	3352	\$427,883		2
38	326	SANGRE DI A BASIN	CHANGE	2136	\$272,660		1
39	332	SANGRE DI BRECKENRI	CHANGE	1812	\$231,302		1
40	338	SANGRE DI A BASIN	CHANGE	2136	\$272,660		1
41	338	SANGRE DI A BASIN	CHANGE	2136	\$272,660		1
42	326-332	SANGRE DI FRISCO	CHANGE	3352	\$427,883		2
43	320	SANGRE DI A BASIN	CHANGE	2136	\$272,660		1
44	314	SANGRE DI BOULDER	CHANGE	1823	\$232,706		1
45	308	SANGRE DI BRECKENRI	CHANGE	1812	\$231,302		1
46	302	SANGRE DI VAIL	CHANGE	1812	\$231,302		1
47	302	LA GARITA VAIL	CHANGE	1812	\$231,302		1
48	308	LA GARITA BRECKENRI	CHANGE	1812	\$231,302		1
49	314	LA GARITA BOULDER	CHANGE	1823	\$232,706		1
50	320	LA GARITA VAIL	CHANGE	1812	\$231,302		1
51	326	LA GARITA BRECKENRI	CHANGE	1812	\$231,302		1
52	332	LA GARITA BOULDER	CHANGE	1823	\$232,706		1
53	338	LA GARITA VAIL	CHANGE	1812	\$231,302		1
54	344	LA GARITA BRECKENRI	CHANGE	1812	\$232,212		1
TTLs:				123,081	\$15,712,200	IMPs	68

TOTAL BAA STIP \$21,789,900 BAA STIP HOUSES

LOT 1 BLOCK 11

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				2015			
				LAND VAL		LAND SF	
50	1003	BLUE SPRU BOULDER	CHANGE	1823	\$232,706	\$489,500	4
51	1021	BLUE SPRU VAIL	CHANGE	1812	\$231,302	\$13.48	4
52	1039	BLUE SPRU BRECKENRI	CHANGE	1812	\$231,302		4
53	1045	BLUE SPRU BOULDER	CHANGE	1823	\$232,706		4
54	1063	BLUE SPRU ASPEN	CHANGE	2530	\$322,884		2
TTLS:				9,800	\$1,250,900	IMPS	18
TOTAL BAA STIP		\$1,140,400 BAA STIP HOUSES					6