

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 76500
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 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.: R1159933
Category: Valuation/Protest Appeal Property Type: Mobile Home Park
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: 6,572,000
(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 28th day of April 2022.

BOARD OF ASSESSMENT APPEALS



Diane M. DeVries

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



Sondra W. Mercier



Gordana Katardzic



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 76500
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 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.: R1159925
Category: Valuation/Protest Appeal Property Type: Mobile Home Park
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: 4,092,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

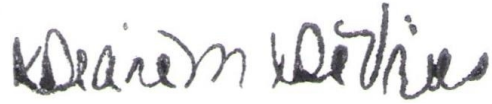
ORDER:

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.

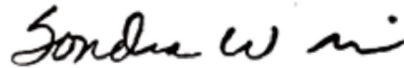
DATED this 28th day of April 2022.

BOARD OF ASSESSMENT APPEALS



Diane M. DeVries

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



Sondra W. Mercier



Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 76500
County Schedule Number : R1159933

STIPULATION (As To Tax Year 2019 Actual Value)

GCP SKYLINE 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: ALL, SKYLINE MOBILE HOME PARK 2ND, FTC.....
2. The subject property is classified as a Mobile Home Park.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	641,900
Improvements	\$	<u>6,778,200</u>
Total	\$	7,420,100

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

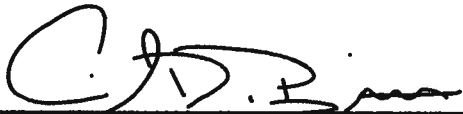
Land	\$	641,900
Improvements	\$	<u>6,778,200</u>
Total	\$	7,420,100

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2019.

Land	\$	641,900
Improvements	\$	5,930,100
Total	\$	<u>6,572,000</u>

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 review of the market approach and other information, an adjustment is warranted.
8. Both parties agree that the hearing before the Board of Assessment Appeals on July 29, 2020 be vacated.

DATED this 16th day of June 2020



The Realty Group
Petitioner(s) Representative

Address:

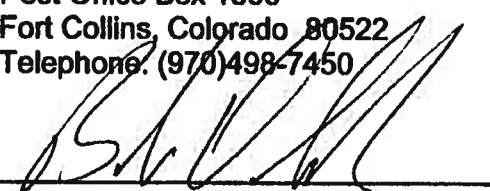
P.O Box 1255
Gainsville, GA 30503
(707) 983-1002



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



BOB OVERBECK
LARIMER COUNTY ASSESSOR

Address:

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

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 76500
County Schedule Number : R1159925

STIPULATION (As To Tax Year 2019 Actual Value)

GCP SKYLINE 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: A, SKYLINE MOBILE HOME PARK PUD, FTC.....
2. The subject property is classified as a Mobile Home Park.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	384,000
Improvements	\$	<u>4,236,000</u>
Total	\$	4,620,000

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

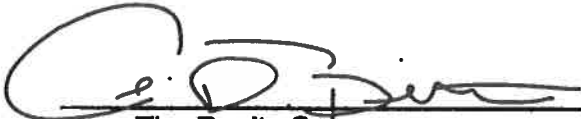
Land	\$	384,000
Improvements	\$	<u>4,236,000</u>
Total	\$	4,620,000

5 After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2019.

Land	\$	384,000
Improvements	\$	3,708,000
Total	\$	<u>4,092,000</u>

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 review of the market approach and other information, an adjustment is warranted.
8. Both parties agree that the hearing before the Board of Assessment Appeals on July 29, 2020 be vacated.

DATED this 16th day of June 2020



**The Realty Group
Petitioner(s) Representative**

Address:

P.O Box 1255

Gainsville, GA 30503

(707) 983-1002



**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**



**BOB OVERBECK
LARIMER COUNTY ASSESSOR**

Address:

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