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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203         | <b>Docket Number: 76504</b> |
| Petitioner:<br><b>ASPEN-FORT COLLINS LTD PARTNERSHIP</b><br>v.<br>Respondent:<br><b>LARIMER COUNTY BOARD OF EQUALIZATION</b> |                             |
| <b>ORDER ON STIPULATION</b>                                                                                                  |                             |

**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.: R0203696+1**  
**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: \$36,270,000**  
(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 9th day of November 2020.

**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

*Martha Hernandez Sanchez*  
Martha Hernandez Sanchez



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): 76504  
County Schedule Number : R0203696

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**STIPULATION (As To Tax Year 2019 Actual Value)**

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ASPEN-FORT COLLINS LTD PARTNERSHIP  
vs.  
LARIMER COUNTY BOARD OF EQUALIZATION,  
Respondent

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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 TRACT IN NE1/4 33-7-69.....
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         | \$ | 1,836,000         |
| Improvements | \$ | 18,954,100        |
| Total        | \$ | <u>20,790,100</u> |

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

|              |    |                   |
|--------------|----|-------------------|
| Land         | \$ | 1,836,000         |
| Improvements | \$ | 18,954,100        |
| Total        | \$ | <u>20,790,100</u> |

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

|              |    |                   |
|--------------|----|-------------------|
| Land         | \$ | 1,836,000         |
| Improvements | \$ | 16,578,000        |
| Total        | \$ | <u>18,414,000</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 12th 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

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**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): 76504  
County Schedule Number : R0203700

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**STIPULATION (As To Tax Year 2019 Actual Value)**

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ASPEN-FORT COLLINS LTD PARTNERSHIP

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,

Respondent

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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 TRACT IN NE1/4 33-7-69.....

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         | \$ | 1,770,000         |
| Improvements | \$ | <u>18,390,000</u> |
| Total        | \$ | 20,160,000        |

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

|              |    |                   |
|--------------|----|-------------------|
| Land         | \$ | 1,770,000         |
| Improvements | \$ | <u>18,390,000</u> |
| Total        | \$ | 20,160,000        |

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         | \$ | 1,770,000         |
| Improvements | \$ | 16,086,000        |
| Total        | \$ | <u>17,856,000</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 12th day of June 2020



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Petitioner(s) Representative

Address:

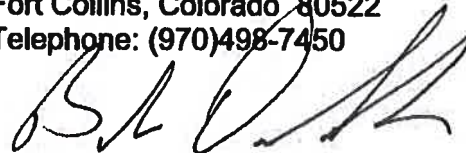
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