

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

WILLIAM DAY DEWITT,

v.

Respondent:

**LARIMER COUNTY BOARD OF
EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

Name: William Day Dewitt
Address: 3200 Rockwood Lane N
Estes Park, CO 80517
Phone Number: (970) 586-3208
E-mail:
Attorney Registration No.:

Docket Number: 39096

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:

Lot 2, Rockwood Est Sub 2nd – County Schedule Number R0787396.

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$80,000.00
Improvement	\$ <u> .00</u>
Total	\$80,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.


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

DATED/MAILED this 24th day of October, 2001.

This decision was put on the record

October 23, 2001

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

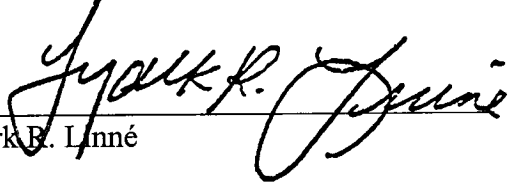

Penny S. Bunnell

Docket Number 39096

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Mark B. Linné

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 39096
County Schedule Number: R0787396
Parcel 34121-08-002

STIPULATION (As To Tax Year 2001 Actual Value)

WILLIAM DAY DEWITT,
Petitioner(s)

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2001 valuation of the subject property, and 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:
Lot 2, Rockwood Est Sub 2nd

2. The subject property is classified as a vacant residential property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2001:

Land	\$	172050
Improvement	\$	<u>0</u>
Total	\$	172050

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

Land	\$	125000
Improvement	\$	<u>0</u>
Total	\$	125000

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5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following tax year 2001 actual value for the subject property.

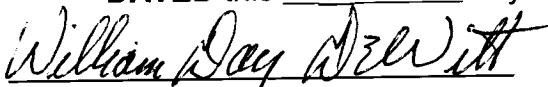
Land	\$	80000
Improvement	\$	<u>0</u>
Total	\$	80000

6. The valuations, as established above, shall be binding only with respect to tax year 2001.
7. Brief narrative as to why the reduction was made:

This vacant lot is adjacent to owners' home located on parcel 34121-08-003. It is now classified as vacant property at the improved residential rate which is currently 9.15% as it is used as one property along with the lot on which the residence is located. The value has been reduced upon consideration of the cost to cure. Sloping terrain, rock formations at the entrance to the parcel, electric and telephone utility placement and lack of view contribute to current value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 9, 2001(date) at 10:00 AM (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

DATED this 12 day of October, 2001.


 Petitioner(s) Attorney
 William Day Dewitt

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 Kathay Rennels, Chair
 LARIMER COUNTY BOARD OF EQUALIZATION

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