

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>JAMES &amp; SHERYL L. WARMKESSEL,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>LARIMER COUNTY BOARD OF EQUALIZATION.</b></p>	▲
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Randall M. Willard, Esq. Address: 315 W. Oak Street, #501 Fort Collins, CO 80521 Phone Number: (970) 224-5678 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 39101</b></p>
<p><b>ORDER ON STIPULATION</b></p>	

**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:

**County Schedule No.: R0694754**  
**Category: Valuation**

**Property Type: Residential**

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	\$ 620.00
Improvements	<u>\$128,300.00</u>
Total	\$128,920.00

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 10<sup>th</sup> day of January, 2002.

This decision was put on the record

January 9, 2002

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

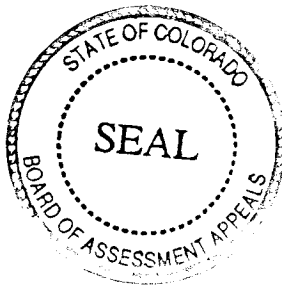
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

*Mark R. Linné*

Mark R. Linné

*Penny S. Bunnell*  
Penny S. Bunnell

Docket Number 39101



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): 39101  
County Schedule Number: R0694754  
Parcel 20100-00-014

---

**STIPULATION (As To Tax Year 2001 Actual Value)**

---

**James C. and Sheryl L. Warmkessel,**  
Petitioner(s)

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,**  
Respondent

RECEIVED  
02 JAN - 8 PM 2:32  
STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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:  
POR 9 & 10-10-72 DESC: BEG NW COR SEC 10, TH S 88 23' 58" E 930.7 FT, S 1 38' W 1047.05 FT, S 79 22' 35" W 907.76 FT TO W LN NW 1/4 SEC 10, N 0 23' W 295.23 FT, N 89 35' W 537.97 FT, N 0 2' 32" W 944.88 FT TO N LN NE 1/4 SEC 9, S 89 33' 56" E 532.34 FT TPOB CONT 35.507 AC (NC34N002300W)
2. The subject property is classified as agricultural property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2001:

Land	\$	620
Improvement	\$	<u>128300</u>
Total	\$	128920

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

Land	\$	620
Improvement	\$	<u>156290</u>
Total	\$	156910

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	\$	620
Improvement	\$	<u>128300</u>
Total	\$	128920

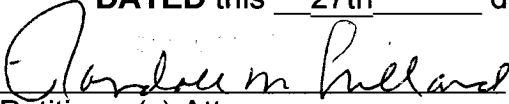
6. The valuations, as established above, shall be binding only with respect to tax year 2001.


7. Brief narrative as to why the reduction was made:

The property is overvalued due to location and access issues. After taking these into consideration, the original value is more appropriate.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 15, 2002 at 3:00 PM be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_\_ (check if appropriate).

DATED this 27th day of December, 2001.

  
Petitioner(s) Attorney

  
Kathay Rennels, Chair  
LARIMER COUNTY BOARD OF EQUALIZATION

Address:

Randall M. Willard ESQ  
315 W. Oak Street #501  
Fort Collins, CO 80521

Address:

HARDEN, SCHMIDT, HASS, HAAG & HALLBERG PC  
Ninth Floor, First Tower Bldg.  
Post Office Box 1606  
Fort Collins, Colorado 80522  
Telephone: (303)482-7777

  
LARIMER COUNTY ASSESSOR

Address:

Post Office Box 1190  
Fort Collins, Colorado 80522  
Telephone: (303)498-7054

Docket Number 39101  
StipCnty.jsm