

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ROBERT L. COOPER,</p> <p>v.</p> <p>Respondent:</p> <p>LARIMER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Gregory Wild, Agent Address: 5600 West US Hwy 34 Loveland, CO 80537 Phone Number: 970-669-6266 Attorney Reg. No.:</p>	<p>Docket Number: 39199</p>
<p>ORDER ON STIPULATION</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 Nos.: 25230-00-008

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:

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

Land	\$ 52,000.00
Improvements	<u>\$165,000.00</u>
Total	\$217,000.00

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 10th day of October, 2002.

This decision was put on the record

October 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

Debra A. Baumbach

Debra A. Baumbach

Judy A. Venable
Judy A. Venable



10-17

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 39199
County Schedule Number: R0718092
Parcel 25230-00-008

STIPULATION (As To Tax Year 2001 Actual Value)

Robert L. Cooper,
Petitioner(s)

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

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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:
NW OF NW 23-5-72 LESS N OF RIV & LESS JACKSON SUB & SW OF NW & W OF SW 23-5-72 LESS TO USA AS IN BOOK 882 PG 65; ALSO COM AT SW 1/16 COR OF 23-5-72, THEN N.....

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

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

Land	\$	13800
Improvement	\$	<u>621700</u>
Total	\$	635500

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

Land	\$	309700
Improvement	\$	<u>185600</u>
Total	\$	495300

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	\$	52000
Improvement	\$	<u>165000</u>
Total	\$	217000

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:

Overvaluation of residential property. Value of land was reduced due to the steep terrain and rocky area, also due to the fact that the Estes Park gun club has a target range situated on 5 acres at the top of the Cooper property. The three cabin values remain the same, however the main house value was also reduced to be more consistent with the market.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 17, 2002 at 3:00 PM be vacated.

DATED this 30th day of September, 2002.

Magny Weid
Petitioner(s) Attorney Agot

Glenn W. Gibson
Glenn W. Gibson, Chair
LARIMER COUNTY BOARD OF EQUALIZATION

Address:
1505 W HWY 60
Plant City FI 33567

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

Allich
LARIMER COUNTY ASSESSOR

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

Docket Number 39199
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