

<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>BRUCE P. JOHNSON,</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: Bruce P. Johnson Address: 4020 S. College Ave #3 Fort Collins, CO 80525 Phone Number: (970) 226-5034</p>	<p><b>Docket Number: 41313</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.: R0537152**

**Category: Valuation**

**Property Type: Vacant Land**

2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Total \$42,200.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

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

**DATED/MAILED** this 15<sup>th</sup> day of November, 2003.

This decision was put on the record

November 14, 2003

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

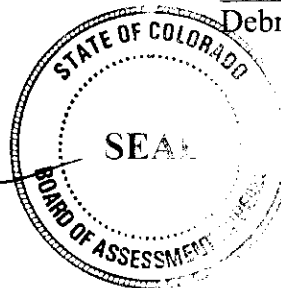
Karen E. Hart

Debra A Baumbach

Debra A. Baumbach

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

Jackie J. Brown  
Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s):           N/A            
County Schedule Number:           R0537152          

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**STIPULATION (As To Tax Year 2003 Actual Value)**

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**Johnson, Bruce P.**  
**Petitioner**

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,**  
**Respondent**

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Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2003 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 90, Retreat 1st            
\_\_\_\_\_  
\_\_\_\_\_
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 2003:

Land	\$	92,600
Improvement	\$	<u>          0          </u>
Total	\$	92,600

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

Land	\$	92,600
Improvement	\$	<u>          0          </u>
Total	\$	92,600

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following tax year 2003 actual value for the subject property.

Land	\$	42,200
Improvement	\$	<u>0</u>
Total	\$	42,200

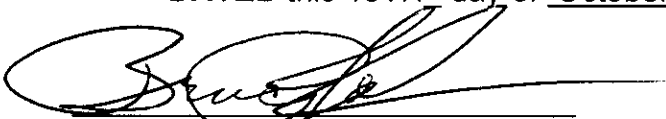
6. The valuations, as established above, shall be binding only with respect to tax year 2003.
7. Brief narrative as to why the reduction was made:

A physical appraisal of subject property revealed it to be steeper than surrounding parcels. Similar comparable sales which sold between 1-1-2001 and 6-30-2002 and were also steep, demonstrated the value to be \$42,200.\_\_\_\_

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8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on \_\_\_\_\_(date) at \_\_\_\_ (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals  X  (check if appropriate).

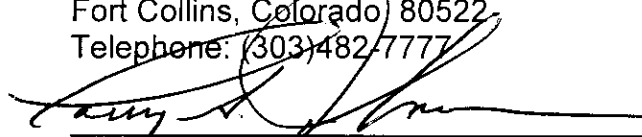
DATED this 13TH day of October, 2003.

  
\_\_\_\_\_  
Petitioner(s) Attorney

  
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Thomas G. Bender, Chair  
LARIMER COUNTY BOARD OF EQUALIZATION

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\_\_\_\_\_  
\_\_\_\_\_

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Docket Number  N/A   
StipCnty.mst