

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 41788
Petitioner: RONALD & REBECCA J. GROB , v. Respondent: LARIMER COUNTY BOARD OF EQUALIZATION.	
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:

County Schedule No.: R0449202

Category: Valuation Property Type: Commercial Real
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 Value: \$540,000

(Reference Attached Stipulation)
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 AND MAILED this 3rd day of August 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

August 2, 2005

Karen E Hart

Karen E. Hart

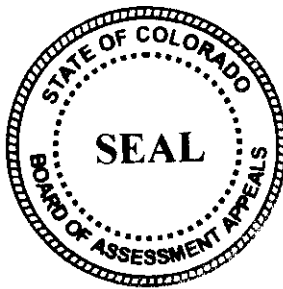
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Keela Steele

Keela Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 41788

County Schedule Number: R0449202

CO 0449202 10/17/03

STIPULATION (As To Tax Year 2003 Actual Value)

GROB, REBECCA J, REVOCABLE TRUST

Petitioner

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,

Respondent

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:
BEG AT N 1/4 COR 13-5-68, E 122.5 FT, S 366 FT TO N BANK
OF FARMERS DITCH...
Also Known as 8466 E HWY 34, Loveland
2. The subject property is classified as a commercial property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2003:

Land	\$	191,400
Improvement	\$	<u>371,300</u>
Total	\$	562,700

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

Land	\$	191,400
Improvement	\$	<u>371,300</u>
Total	\$	562,700

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	\$	191,400
Improvement	\$	<u>348,600</u>
Total	\$	540,000

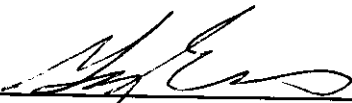
6. The valuations, as established above, shall be binding only with respect to tax year 2003.

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

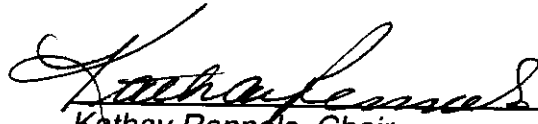
Per review of subject property, and surrounding comparable sales sold between 1-1-2001 and 6-30-2002 and review of the income approach, the estimated actual value should be \$540,000. _____

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 1, 2005 at 3:00 P:M be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

DATED this 12th day of July, 2005.



Petitioner(s) Agent
Greg Evans



Kathay Rennels, Chair
LARIMER COUNTY BOARD OF EQUALIZATION

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StipCnty.mst