

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

DAVID E. GLASS and ROBYN WILBANKS-GLASS,

v.

Respondent:

LARIMER COUNTY BOARD OF EQUALIZATION.

Attorney or Party Without Attorney for the Petitioner:

Docket Number: 41877

Name: David E. Glass and Robyn Wilbanks-Glass
Address: 6109 Ponderosa Lane
Bellvue, CO 80512
Phone Number: 970.484.9693

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.: R0233013

Category: Valuation Property Type: Residential

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:

Land:	\$ 31,000.00
Improvements:	<u>\$229,000.00</u>
Total:	\$260,000.00

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 11th day of August, 2004.

This decision was put on the record

August 10, 2004

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

BOARD OF ASSESSMENT APPEALS

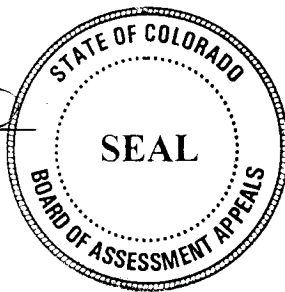
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Keela K. Steele
Keela K. Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 41877
County Schedule Number: R0233013

STIPULATION (As To Tax Year 2003 Actual Value)

Glass Wilbanks, Dave E. & Robyn
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:

Lot 17, Soldier Canyon Est. 1st

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 2003:

Land	\$	31000
Improvement	\$	<u>256858</u>
Total	\$	287858

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

Land	\$	31000
Improvement	\$	<u>256858</u>
Total	\$	287858

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.

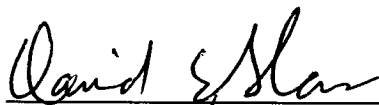
Land	\$	31000
Improvement	\$	<u>229000</u>
Total	\$	260000

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 physical review of subject property, and surrounding comparable sales sold between 1-1-2001 and 6-30-2002, the estimated actual value should be \$260,000. _____

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 12, 2004 (date) at 10:30 (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

DATED this 30 day of June, 2004.



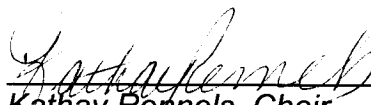
Petitioner(s) Attorney



Address:

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Kathay Rennels, Chair

LARIMER COUNTY BOARD OF EQUALIZATION

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Address:

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Telephone: (303)498-7092

Docket Number 41877

StipCnty.mst