

| | |
|--|-----------------------------|
| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 44154 |
| Petitioner: JAMES M. NEENER , 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.: R1626329

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Total Value: \$260,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2004 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 13th day of September 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

September 12, 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): 44154
County Schedule Number: R1626329

STIPULATION (As To Tax Year 2004 Actual Value)

JAMES MICHAEL NEENER
Petitioner

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2004 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 1, PINEWOOD SPRINGS 2ND FIL, AMD LOT 35 & 36 AP 03-S2135
2. The subject property is classified as a residential improved property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2004:

| | |
|--------------|-------------------|
| Land | \$ 92,250 |
| Improvements | \$ <u>205,250</u> |
| Total | \$ 297,500 |

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

| | |
|--------------|-------------------|
| Land | \$ 92,250 |
| Improvements | \$ <u>197,650</u> |
| Total | \$ 289,900 |

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following tax year 2004 actual value for the subject property.

| | |
|--------------|----------------|
| Land | \$ 92,250 |
| Improvements | <u>167,750</u> |
| Total | \$ 260,000 |

6. The valuations, as established above, shall be binding only with respect to tax year 2004.
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 September 28, 2005 be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

DATED this _____ day of _____, 2005.



Petitioner(s) Attorney

Address:
45 Meadow Rd
Lafors Co 80540



Kathay Renhels, Chair
LARIMER COUNTY BOARD OF EQUALIZATION

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



LARRY G. JOHNSON
Larimer County Assessor

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

Docket Number 44154
StipCnty.mst