

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44737
Petitioner: JERRY JOE LEWIS , 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.: 9423155005

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$230,000

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

ORDER:

Respondent is ordered to reduce the 2005 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 25th day of January 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 24, 2007

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

Penny Lowenthal

Penny Lowenthal



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 44737
County Schedule Number : R1195441

2007 JAN 20 11:11:55

STIPULATION (As To Tax Year 2005 Actual Value)-

LEWIS, JERRY JOE/ROSALIE JULIEANNE
vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2005 tax year valuation of the subject property. Petitioner(s) and Respondent 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 5, Blk 2, Berthoud Heights Sub, Ber
2. The subject property is classified as a Residential property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	48,200
Improvements	\$	<u>256,000</u>
Total	\$	304,200

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

Land	\$	48,200
Improvements	\$	<u>213,800</u>
Total	\$	262,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2005.

Land	\$	48,200
Improvements	\$	181,800
Total	\$	<u>230,000</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2005.

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

A review of the subject property and the subject property market area was made. After review of sales in the area it was determined that a fair market value for the subject property is \$230,000.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 29, 2007 be vacated.

DATED this 22 day of January 2007

Jerry Joe Lewis
Corinne Julianne Lewis

Petitioner(s) Representative

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Karen A. Wagner

KAREN A. WAGNER, CHAIR OF THE
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