

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44777
Petitioner: HENRY L. AND CATHERINE M. SHANDS , 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.: 9826105012

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: \$445,000
(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 16th day of February 2007.

BOARD OF ASSESSMENT APPEALS

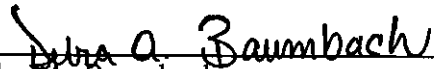
This decision was put on record

February 15, 2007

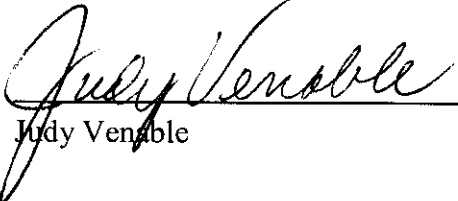


Karen E. Hart

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



Debra A. Baumbach



Judy Venable



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 44777
County Schedule Number : R0199125

STIPULATION (As To Tax Year 2005 Actual Value)-

SHANDS, HENRY L/CATHERINE M, TRUST

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

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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 12, BLK 1, TERRY PT EST
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	\$	60,500
Improvements	\$	428,900
Total	\$	<u>489,400</u>

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

Land	\$	60,500
Improvements	\$	414,500
Total	\$	<u>475,000</u>

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	\$	60,500
Improvements	\$	384,500
Total	\$	<u>445,000</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:

Petitioner presented information on other homes in the same subdivision that had protested and been adjusted. I have reduced the value to make it more fair and equitable to other properties in the area.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on N/A be vacated.

DATED this 30 day of January 2007

Cathy M. Shanks
Cathy M. Shanks

Petitioner(s) Representative

Karen A. Wagner
KAREN A. WAGNER, CHAIR OF THE

LARIMER COUNTY BOARD OF EQUALIZATION

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