

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44898
Petitioner: GARY WEIXELMAN , 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.: 40021-05-104

Category: Valuation Property Type: Vacant Land
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: \$12,000

(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 24th day of October 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

October 23, 2006

Karen E Hart

Karen E. Hart

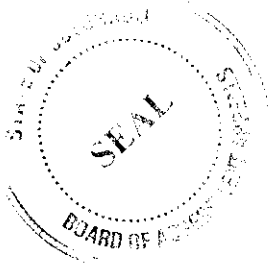
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Heather Wilcox

Heather Wilcox



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 44898
County Schedule Number : R0166626

STIPULATION (As To Tax Year 2005 Actual Value)-

WEIXELMAN, GARY L

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 104, Crystal Lakes 13th filing
2. The subject property is classified as a vacant residential land property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	17,000
Improvements	\$	0
Total	\$	<u>17,000</u>

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

Land	\$	17,000
Improvements	\$	0
Total	\$	<u>17,000</u>

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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	\$	12,000
Improvements	\$	0
Total	\$	<u>12,000</u>

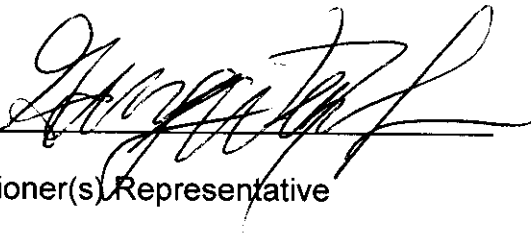
6. The valuations, as established above, shall be binding only with respect to tax year 2005.

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

A physical inspection of both the subject property and comparable sales in the area was conducted on August 30th, 2006. Consideration was given to location and utilities available. Upon review the adjustment was considered appropriate.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 7th be vacated.

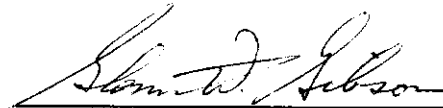
DATED this 5th__ day of September, 2006_____



Petitioner(s) Representative

Address:

4814 Valley Court
Fort Collins, CO 80526

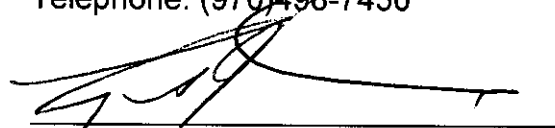


GLENN W. GIBSON, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

Address:

HARDEN, SCHMIDT, HASS & HAAG PC

Post Office Box 1606
Fort Collins, Colorado 80522
Telephone: (970)498-7450



LARRY G. JOHNSON
LARIMER COUNTY ASSESSOR

Address:

Post Office Box 1190
Fort Collins, Colorado 80522
Telephone: (970)498-7092