

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 45045</b>
Petitioner: <b>ROSWITHA S. WOLF ,</b>  v.  Respondent: <b>LARIMER COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 8831428014**

**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:            \$276,000**

(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 21st day of June 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

June 20, 2006

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*Karen E Hart*

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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*

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Debra A. Baumbach

*Keela Steele*

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Keela Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): 45045  
County Schedule Number : R1285629

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**STIPULATION (As To Tax Year 2005 Actual Value)-**

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**WOLF, ROSWITHA S**  
Petitioner(s)

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,**  
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 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.

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2005 JUN 15 AM 11:43

**The Petitioner(s) and Respondent agree and stipulate as follows:**

1. The property subject to this Stipulation is described as:  
Lot 14-B, Amd PI Lots 1-7, 9, 10, 13, 14 and 49-60 Amd PI Adriel Village
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	\$	39,300
Improvements	\$	313,200
Total	\$	<u>352,500</u>

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

Land	\$	39,300
Improvements	\$	285,700
Total	\$	<u>325,000</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.

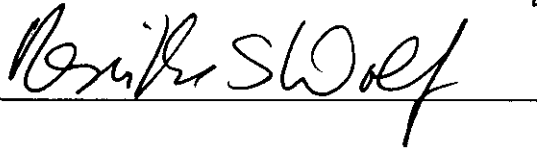
Land	\$	39,300
Improvements	\$	236,700
Total	\$	<u>276,000</u>

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:  
After review of sales in the 18 months time frame, along with a time adjusted fee appraisal submitted by owner, a fair market value was determined.

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

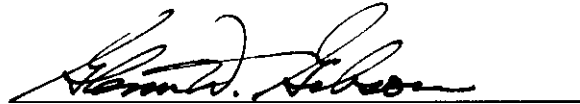
DATED this 14 day of June, 2006



Petitioner(s) Representative

Address:

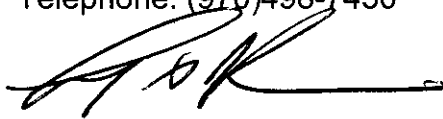
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Fort Collins CO 80524



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