

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45210
Petitioner: JAMES O. AND SANDRA J. WHITTAKER , TRUSTEES , 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.: 2936305158

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: \$9,900
 (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 23rd day of May 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record
May 22, 2007

Karen E Hart

Karen E. Hart

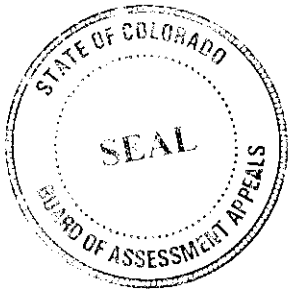
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Heather Wilcox

Heather Wilcox



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 45210
County Schedule Number : R1085182

STIPULATION (As To Tax Year 2005 Actual Value)-

WHITTAKER, JAMES O AND SANDRA J., TRUSTEES

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

2007-01-10 10:00 AM

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 158, GLACIER VIEW MEADOWS 12TH PUD
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	\$	11000
Improvements	\$	0
Total	\$	<u>11000</u>

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

Land	\$	11000
Improvements	\$	0
Total	\$	<u>11000</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	\$	9,900
Improvements	\$	0
Total	\$	<u>9,900</u>

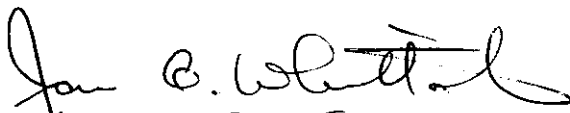
6. The valuations, as established above, shall be binding only with respect to tax year 2005.

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

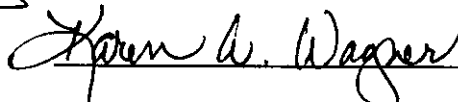
Sales of vacant properties have slowed down and in some areas of Glacier View Meadows have even seen declines in the market valuation. This lot is not one of the more desirable lots in the 12th Filing and sale of the lot would be very difficult at this time.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 30, 2007 be vacated.

DATED this 30 day of April 2007


Sandra J. Whittaker
Trustees

Petitioner(s) Representative



KAREN A. WAGNER, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

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