

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45212
Petitioner: RAYMOND E. BLUM , 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.: 1429315028

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: \$212,000

(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 15th day of May 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

May 14, 2007

Karen E Hart

Karen E. Hart

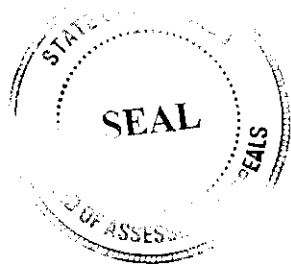
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

Heather Wilcox

Heather Wilcox



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 45212
County Schedule Number : 0540404

STIPULATION (As To Tax Year 2005 Actual Value)-

Blum, Raymond E. / Joan M.

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 28, PINWOOD SPRINGS 10TH

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	\$	87,800
Improvements	\$	151,700
Total	\$	239,500

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

:

Land	\$	87,800
Improvements	\$	151,700
Total	\$	239,500

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

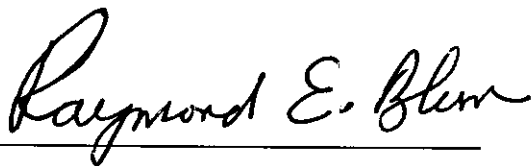
Land	\$	87,800
Improvements	\$	<u>124,200</u>
Total	\$	212,000

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:

Taking into account the quality of the subject, homes in the subdivision similar to the subject property are assessed at lower values than that of the subject. I have reduced the value to make it more fair and equitable to other properties in the area.

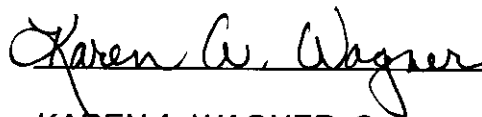
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 30th, 2007 be vacated.

DATED this 23rd day of April 2007



Petitioner(s) Representative

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38 Navajo Ct.
Lyons, CO 80540



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