

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 47087</b>
Petitioner: <b>JAMES M. NEENER ,</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.: R1626329**

**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:  

**Total Value:            \$270,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2006 actual value of the subject property, as set forth above.

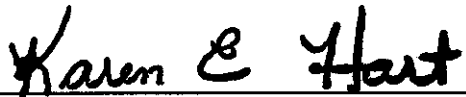
The Larimer County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 31st day of August 2007.

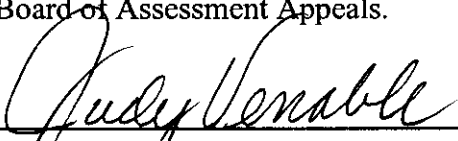
**BOARD OF ASSESSMENT APPEALS**

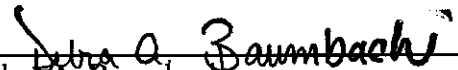
This decision was put on record

August 30, 2007

  
\_\_\_\_\_  
Karen E. Hart

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

  
\_\_\_\_\_  
Judy Venable

  
\_\_\_\_\_  
Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): 47087  
County Schedule Number : 1626329

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

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**NEENER, JAMES MICHAEL**

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,**  
Respondent

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2005-03-15 10:00

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 1, PINewood SPRINGS 2ND FIL, AMD LOT 35 & 36 AP 03-S2135  
(20030103587)

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	\$	<u>250,400</u>
Total	\$	338,200

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

:

Land	\$	87,800
Improvements	\$	<u>250,400</u>
Total	\$	338,200

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	\$	182,200
Total	\$	<u>270,000</u>

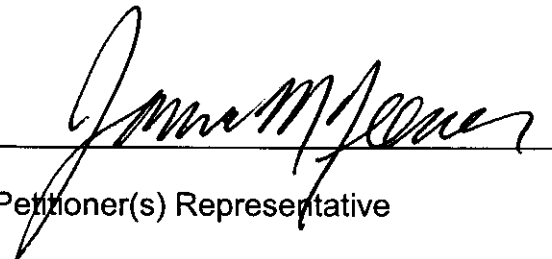
6. The valuations, as established above, shall be binding only with respect to tax year 2005.

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

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 July 16<sup>th</sup>, 2007 be vacated.

**DATED** this 28th day of June 2007



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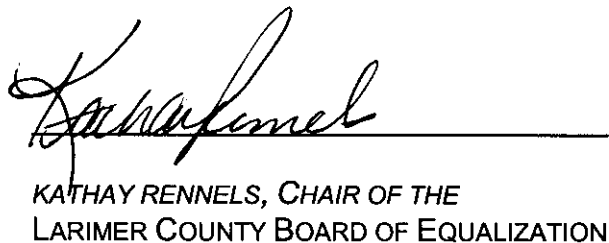
Petitioner(s) Representative

Address:

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**45 Meadow Road**  
**Lyons, CO 80540**

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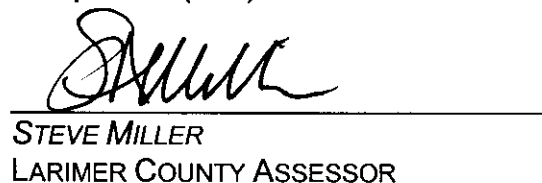


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KATHAY RENNELS, CHAIR OF THE  
LARIMER COUNTY BOARD OF EQUALIZATION

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