

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 52058</b>
Petitioner: <b>ROBERT L. COOPER REVOCABLE TRUST,</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.: R0718092**  
  
**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:  
  

**Total Value:            \$293,000**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2009 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 27th day of October 2009.

**BOARD OF ASSESSMENT APPEALS**

*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

*Melissa Nord*

Melissa Nord



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): TBD 52058  
County Schedule Number : R0718092

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**STIPULATION (As To Tax Year 2009 Actual Value)-**

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Cooper, Robert L. Revocable Trust

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,  
Respondent

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Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2009 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:  
E1/2 of SE1/4 22-5-72 Etc...
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	\$	112,000
Improvements	\$	266,900
Total	\$	<u>378,900</u>

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

Land	\$	722,500
Improvements	\$	265,200
Total	\$	<u>987,700</u>

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEAL

2009 OCT 26 AM 11:40

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2009.

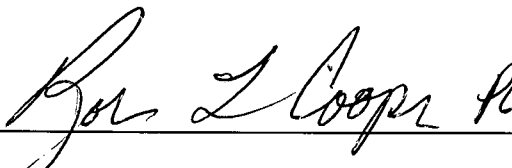

Land	\$	112,000
Improvements	\$	181,000
Total	\$	<u>293,000</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2009.

7. Brief narrative as to why the reduction was made: This property has a gun club on it that is a detriment to the property value. The majority of the land is steep, rocky, and unuseable per phone conversation with the owner and the Assessors office physical inspection.

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

DATED this 2nd day of October 2009

Petitioner(s) Representative

KATHAY RENNELS, CHAIR OF THE  
LARIMER COUNTY BOARD OF EQUALIZATION

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2009 OCT 26 AM 11:40