BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

JAMES B. EGAN,

v.

Respondent:

LARIMER COUNTY BOARD OF EQUALIZATION.

ORDER ON STIPULATION

Docket Number: 57967

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.: R0466972

Category: Valuation Property Type: Residential

- 2. Petitioner is protesting the 2011 actual value of the subject property.
- 3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value:

\$190,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.



ORDER:

Respondent is ordered to reduce the 2011 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 2nd day of December 2011.

BOARD OF ASSESSMENT APPEALS

xtra a. Baumbach

wearen werlines

Diane M. DeVries

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

Cara McKeller

Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

STATE OF COLORADO TO OF ASSESSMENT APPEALS

Docket Number(s): 57967

County Schedule Number: R0466972

2011 NOY 23 PH 1: 27

STIPULATION (As To Tax Year <u>2011</u> Actual Value)	
James B. Egan	
VS.	
LARIMER COUNTY BOARD OF EQUALIZATION,	
Respondent	

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2011 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: Legal: LOT 24, BLK 3, CEDAR SPRINGS EST 4TH
- 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	\$ 34,000
Improvements	\$ 194,344
Total	\$ 228,344

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

Land	\$ 34,000
Improvements	\$ 194,344
Total	\$ 228,344

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2011.

Land	\$ 34,000
Improvements	\$ 156,000
Total	\$ 190,000

- 6. The valuations, as established above, shall be binding only with respect to tax year <u>2011</u>.
- 7. Brief narrative as to why the reduction was made: Indepth research was done on comparable market sales for subject property. Subject property has atypical improvement.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on <u>12/13/2011</u> be vacated.

DATED this 14th day of November 2011

Petitioner(s)	Representative
7	

Address:	
PO Box 71	
Drake, CO 80515	

Tom Donnelly, Chair of the Larimer County Board of Equalization

Address:

LARIMER COUNTY ATTORNEY 224 Canyon Avenue Suite 200 Post Office Box 1606 Fort Collins, Colorado 80522 Telephone: (970)498-7450

STEVE MILLER

LARIMER COUNTY ASSESSOR

Address:

Post Office Box 1190

Fort Collins, Colorado 80522 Telephone: (970)498-7050