

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 57972

Petitioner:

KATHERINE ANN NIKLE

v.

Respondent:

LARIMER COUNTY BOARD OF EQUALIZATION

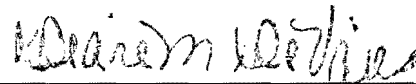
AMENDMENT TO ORDER (On Stipulation)

THE BOARD OF ASSESSMENT APPEALS hereby amends its December 16, 2012 Order in the above-captioned appeal to reflect that the correct stipulated amount should be \$11,840.00.

In all other respects, the December 16, 2012 Order shall remain in full force and effect.

DATED/MAILED this 31st day of January, 2012.

BOARD OF ASSESSMENT APPEALS



Diane DeVries



Debra A. Baumbach

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



Cara McKeller



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57972
Petitioner: KATHRYN ANN NIKLE , 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.: R0485225

Category: Valuation Property Type: Vacant Land

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: \$11,480

(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 16th day of December 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

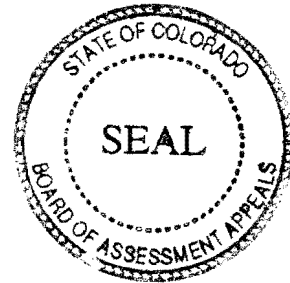
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): *57972*
County Schedule Number : R0485225

STIPULATION (As To Tax Year 2011 Actual Value)-

NIKLE, KATHRYN ANN

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

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:
2. The subject property is classified as a Vacant Land property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	47,000
Improvements	\$	<u>0</u>
Total	\$	47,000

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

:

Land	\$	47,000
Improvements	\$	<u>0</u>
Total	\$	47,000

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

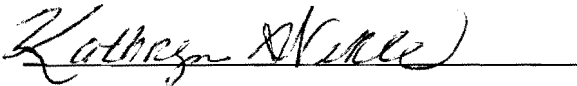
Land	\$	11,840
Improvements	\$	0
Total	\$	<u>11,840</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2011.

7. Brief narrative as to why the reduction was made:
Property has no legal access

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

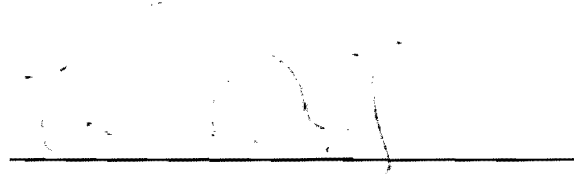
DATED this 13th day of October, 2011



Petitioner(s) Representative

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