

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58177
Petitioner: POUDRE ESCROW SERVICES, 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.: R1178806

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: \$76,000
 (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

Diane M. DeVries

Diane M. DeVries

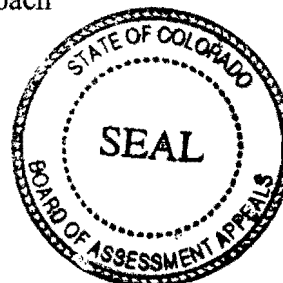
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

CM

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Docket Number(s): 58177
County Schedule Number : R1178806

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STIPULATION (As To Tax Year 2011 Actual Value)

Poudre Escrow Services Inc.
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:

BEG AT PT WH BEARS S 86 43' 30" E 629.53 FT FROM SW COR 19-9-71, TH ALG ERLY LN GLACIER VIEW MEADOWS 9TH N 14 27' 20" E 249.25 FT, N 4 57' 40" E 361.44 FT, TH ALG ARC 190.22 FT RAD CUR L, 204.01 FT, L/C N 21 34' 40" W 196.79 FT, TH N 48 7' W 94.07 FT, N 38 4' 20" W 176.65 FT, TH ALG ARC 41.45 FT RAD CUR R, 42.31 FT, L/C N 8 49' 50" W 40.5 FT, TH N 20 24' 40" E 335 FT, N 78 E 1023.67 FT, S 42 10' E 528.82 FT, S 44 55' W 135 FT, S 48 50' E 465 FT, S 25 52' 20" W 880.83 FT, N 88 23' 40" W 1179.87 FT TPOB (SPLIT FROM 19300 00 005)

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	\$	94,500
Improvements	\$	0
Total	\$	<u>94,500</u>

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

Land	\$	94,500
Improvements	\$	0
Total	\$	<u>94,500</u>

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	\$	76,000
Improvements	\$	0
Total	\$	<u>76,000</u>

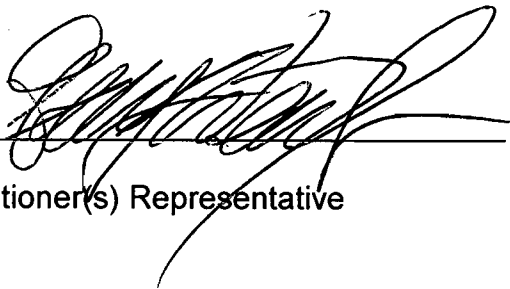
6. The valuations, as established above, shall be binding only with respect to tax year 2011.

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

Closest comparable sale was also the most recent and indicative of current market. Based market on that sale, not the median of a group of sales.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 13, 2011 be vacated.

DATED this 24th day of October 2011




Petitioner(s) Representative

Address:

Gary Weixelman

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TOM DONNELLY, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

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