

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 59143
Petitioner: ROBERT K. AND NANCY L. SCHADER , v. Respondent: BOULDER 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.: R0149393

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: \$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 Boulder County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 23rd day of February 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

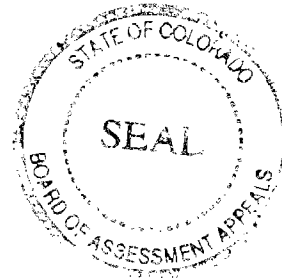
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER(s): 59143

Account Number(s): R0149393

STIPULATION (As To Tax Year 2011 Actual Value)

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Nancy L. Schader

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2011 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as follows:

Lot 1, Block 5, Ranch at Clover Basin Replat B, known as 8750 Portico Lane, Longmont, CO 80503

2. The subject property is classified as Vacant Land for the 2011 tax year.

3. The County Assessor assigned the following actual value to the subject property for tax year 2011:

Total \$ 225,600

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

Total \$ 225,600

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2011 actual value for the subject property:

Total \$ 190,000

Petitioner's Initials NS

Date 2/4/12

Docket Number: 59143

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STIPULATION (As To Tax Year 2011 Actual Value)

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

Detailed review of local market and property characteristics indicated need for adjustment.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 15, 2012, at 8:30 a.m., be vacated.

8. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

9. This Agreement does not prohibit the Assessor from increasing or decreasing the value for the 2012 tax year due to unusual conditions. Unusual conditions are referenced in 39-1-104(11) (b) (I), Colorado Revised Statutes, and include installation of an on-site improvement, the ending of the economic life of an improvement with only salvage value remaining, the addition to or remodeling of a structure, a change of use of the land, creation of a condominium ownership, or any new regulations restricting or increasing the use of the land or a combination thereof.

DATED this 14th day of February, 2012.

Nancy E. Silberman
Petitioner or Attorney

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JERRY ROBERTS

Boulder County Assessor

By: Samuel M. Forsyth
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