

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 65848</b>
Petitioner: <b>- LARRY &amp; SUSAN LUCK</b>  v. Respondent: <b>FREMONT 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.: 99922356**  
     **Category: Valuation      Property Type: Residential**
  
2. Petitioner is protesting the 2015 actual value of the subject property.
  
3. The parties agreed that the 2015 actual value of the subject property should be reduced to:  
     **Total Value:            \$285,000**  
     (Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2015 actual value of the subject property, as set forth above.

The Fremont County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 4th day of December 2015.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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Diane M. DeVries

*Debra A. Baumbach*

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Debra A. Baumbach

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

*Tisha Luna*

\_\_\_\_\_  
Tisha Luna



**Docket Number: 65848**

**Single County Schedule Number: 999-22-356**

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**STIPULATION (As to Tax Year 2015 Actual Value)**

**LARRY D. LUCK AND SUSAN LUCK**

**Petitioners**

**V.**

**FREMONT COUNTY BOARD OF EQUALIZATION,**

**Respondent.**

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Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2015 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 residential land described as Lot 1, Summit View Subdivision, with an address of 959 M Street, Penrose, Colorado.
2. The subject property is classified as residential land.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2015:

Land: \$80,000.00.  
Improvements: \$256,163.00  
Total: \$336,163.00

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

Land: \$80,000.00  
Improvements: 254,000.00  
Total: \$334,000.00.

5. After further review and negotiation, the Petitioners and Respondent agree to the following tax year 2015 actual value of the subject property:

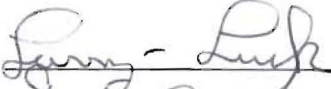

Land: \$75,000.00  
Improvements: \$210,000.00  
Total: \$285,000.00

6. The valuations, as established in this Stipulation shall be binding with respect to only tax year 2015.

7. Brief narrative as to why the reduction was made: The Parties acknowledge reasonable differences may exist in valuation of property by the market approach. The stipulated value represents a compromise valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 19, 2015 at 8:30 a.m. should be vacated.

DATED this 25 day of November, 2015.

  
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Petitioners

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Board of Equalization

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**Docket Number 65848**