

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 66160
Petitioner: JAMES A & JEANNE A CUNKELMAN 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.: R1389173
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: \$620,000
 (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 Larimer County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 16th day of February 2016.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

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



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

Docket Number(s): 66160
County Schedule Number : R1389173

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STIPULATION (As To Tax Year 2015 Actual Value)

James A and Jeanne A Cunkelman

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2015 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: POR OF W 1/2 12-6-70, COM AT SE COR OF W 1/2, TH N 1 13' 11" E 2858.63 FT TPOB, N 1 13' 11" E 615.35 FT, N 84 29' 2" W 2343.32 FT TO C/L RD, TH S 32 37' 50"W 464.39 FT, S 28 40' 4" E 151.95 FT, S 5 41' 5" W 74.59 FT TO LN PARA TO S LN OF SW 1/4, TH S 84 29' 2" E 2515.90 FT TPOB (SPLIT FROM 06120 00 045 & 06120 00 047) (NC45N015237E), Larimer County
2. The subject property is classified as a Residential property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	178,000
Improvements	\$	472,700
Total	\$	650,700

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

Land	\$	178,000
Improvements	\$	457,000
Total	\$	635,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2015.

Land	\$	178,000
Improvements	\$	442,000
Total	\$	<u>620,000</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2015.
7. Brief narrative as to why the reduction was made: After review, Value adjusted to subject property sale price which was in the time frame.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 01/29/2016 be vacated.

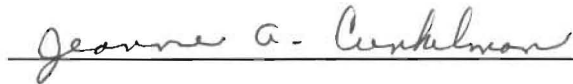
DATED this 8th day of January, 2016



Petitioner(s) Representative

Address:

6932 Milner Mountain Rd
Fort Collins, CO 80526



~~TOM DONNELLY, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION~~

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~~STEVE MILLER~~

LARIMER COUNTY ASSESSOR

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~~TOM DONNELLY, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION~~