

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 70271</b>
Petitioner: <b>DACHENG ZHOU &amp; WENXIN YAN</b> v. Respondent: <b>LARIMER 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.: R1370421**  
     **Category: Valuation/Protest Appeal      Property Type: Residential**
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

**Total Value: \$310,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2017 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 20th day of October 2017.

**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.

*Christine Fontenot*

Christine Fontenot



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

STATE OF COLORADO  
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Docket Number(s): 70271  
County Schedule Number : R1370421

2017 OCT 19 PM 2: 16

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**STIPULATION (As To Tax Year 2017 Actual Value)**

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Dacheng Zhou and Wenxin Yan

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,  
Respondent

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Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2017 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: Lot 84, Park South PUD 2<sup>nd</sup> Replat, Fort Collins, Co
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	\$	45,000
Improvements	\$	<u>275,627</u>
Total	\$	320,627

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

Land	\$	45,000
Improvements	\$	<u>275,627</u>
Total	\$	320,627

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2017.

Land	\$	45,000
Improvements	\$	<u>265,000</u>
Total	\$	310,000

6. The valuations, as established above, shall be binding only with respect to tax year 2017.
7. Brief narrative as to why the reduction was made:  

Adjusted for differences in inventory.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 12/04/2017 be vacated.

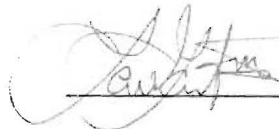
**DATED** this 2nd day of October 2017



Petitioner(s) Representative

Address:

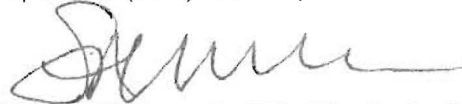
6138 Tilden St  
Fort Collins, CO 80528  
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*LEW GAITER III, CHAIR OF THE  
LARIMER COUNTY BOARD OF EQUALIZATION*

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