

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 71024</b>
Petitioner: <b>ERNEST WEST III</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 accepted 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.: R0438472**  
     **Category: Valuation/Protest Appeal      Property Type: Vacant Land**
  
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: \$65,000**  
     (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 10th day of May 2018.

**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**

BOARD OF ASSESSMENT APPEALS  
2018 MAY -7 PM 4:48

Docket Number(s): 71024  
County Schedule Number : R0438472

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

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WEST, ERNEST III  
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:  
COM 40 FT W & 165 FT N OF SE COR OF NE 15-5-69, LOV, N 70 FT, W 620 FT, S 70 FT, E 620 FT TO BEG; LESS .11 AC M/L FOR ROW PER 20040064094

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	\$	55,000
Improvements	\$	40,400
Total	\$	<u>95,400</u>

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

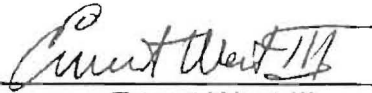
Land	\$	55,000
Improvements	\$	20,000
Total	\$	<u>75,000</u>

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	\$	55,000
Improvements	\$	10,000
Total	\$	<u>65,000</u>

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: After physical inspection of property, removed one garage & reviewed Market value resulting in a reduction to \$65,000.
8. Both parties agree that the hearing before the Board of Assessment Appeals on May 4th, 2018 be vacated.

DATED this 11th day of April 2018



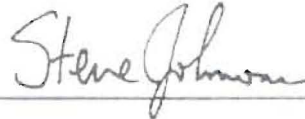
Ernest West III

Petitioner(s) Representative

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1404 Bentgrass Dr  
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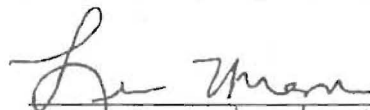
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