

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 78855
Petitioner: HENRY SHELTON & TABER BAISE v. Respondent: LARIMER COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

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.: R1652454
 Category: Valuation/Protest Appeal Property Type: Residential
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$375,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

DATED this 18th day of March 2020.

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.

Gordana Katardzic

Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 78855
County Schedule Number : R1652454

STIPULATION (As To Tax Year 2019 Actual Value)

BAISE HENRY SHELTON / BAISE TABER

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

2020 FEB 25 AM 8:15

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2019 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 4, MAPLE HILL FOURTH REPLAT, FTC
2. The subject property is classified as RESIDENTIAL property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	53,000
Improvements	\$	<u>343,000</u>
Total	\$	396,000

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

Land	\$	53,000
Improvements	\$	<u>343,000</u>
Total	\$	396,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2019.

Land	\$	53,000
Improvements	\$	322,000
Total	\$	<u>375,000</u>

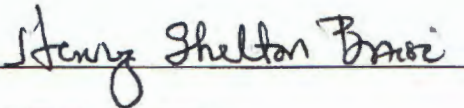
6. The valuations, as established above, shall be binding only with respect to tax year 2019.

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

ADJUSTED TO MEDIAN VALUE OF COMPARABLE RANCH HOMES W/ COMPARABLE BSMT FINISH IN MAPLE HILL. LOOKED AT ACTUAL 2019 VALUE OF COMPS AND NOT JUST SALES. ALSO USED SUBJECT'S TASP PLUS REMODELS AFTER SALE (BSMT FIN).

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on TBD be vacated.

DATED this 27th day of January, 2020

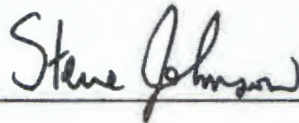


BAISE, HENRY SHELTON
BAISE, TABER

Taber Baise

Address:

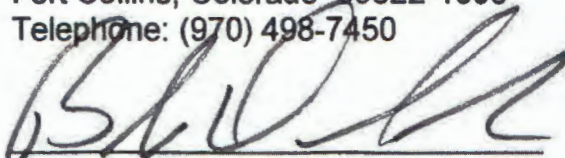
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