

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>RONALD E. AND CAROL L. FULKROD,</p> <p>v.</p> <p>Respondent:</p> <p>LARIMER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Ronald E. and Carol L. Fulkrod Address: 1520 S. County Road 3 Fort Collins, CO 80524 Phone Number: (970) 221-2808 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 38420</p>
<p>ORDER (On Stipulation)</p>	

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:

2913 Berkeley Circle, Fort Collins, CO. Lot 41, Locust Grove 3rd Filing –
County Schedule No. R0092851.

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$ 27,000.00
Improvement	<u>\$112,500.00</u>
Total	\$139,500.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

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

DATED/MAILED this 8th day of November, 2001.

This decision was put on the record

November 8, 2001

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

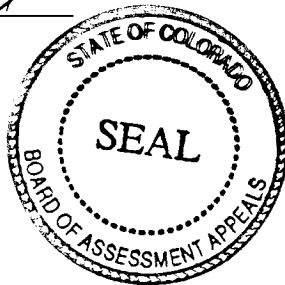
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Mark R. Linné

Mark R. Linné

Penny S. Bunnell
Penny S. Bunnell

Docket Number 38420



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 38420
County Schedule Number: R0092851
Parcel 97162-13-041

STIPULATION (As To Tax Year 2001 Actual Value)

Ronald E. and Carol L. Fulkrod,
Petitioner(s)

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

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Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2001 valuation of the subject property, and 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:
Lot 41, Locust Grove 3rd Filing, Fort Collins

2. The subject property is classified as a residential property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2001:

Land	\$	27000
Improvement	\$	<u>126500</u>
Total	\$	153500

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

Land	\$	27000
Improvement	\$	<u>126500</u>
Total	\$	153500

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following tax year 2001 actual value for the subject property.

Land	\$	27000
Improvement	\$	<u>112500</u>
Total	\$	139500

6. The valuations, as established above, shall be binding only with respect to tax year 2001.
7. Brief narrative as to why the reduction was made:

Comparative properties which had sold had basement finish which the County did not reflect in their records. These basements were _____ finished without building permits. _____

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 8, 2001(date) at 2:00 PM (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

DATED this 16th day of October, 2001.

Ronald E. Fulbrook
Carol L. Fulbrook

Petitioner(s) Attorney

Kathay Rennels

Kathay Rennels, Chair
LARIMER COUNTY BOARD OF EQUALIZATION

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Docket Number 38420
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