

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>C. RICHARD MCKINLEY,</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: C. Richard McKinley C/O John C. McKinley</p> <p>Address: 1017 S. Redbud Drive Loveland, CO 80538-3342</p> <p>Phone Number: (970) 669-9465</p> <p>E-mail:</p> <p>Attorney Registration No.:</p>	<p>Docket Number: 38421</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:

County Schedule No. R0559393, Parcel No. 26284-06-002.

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	\$20,000.00
Improvement	\$ <u> .00</u>
Total	\$20,000.00

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 1st day of November, 2001.

This decision was put on the record

 October 31, 2001

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

Penny S. Bunnell
Penny S. Bunnell

Docket Number 38421

BOARD OF ASSESSMENT APPEALS

Karen E Hart
Karen E. Hart

Mark R. Linné
Mark R. Linné



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 38421
County Schedule Number: R0559393
Parcel 26284-06-002

STIPULATION (As To Tax Year 2001 Actual Value)

C Richard Mc Kinley,
Petitioner(s)

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

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:
Lots 2,3,E1/of 4, E ½ of Lot 11,12,13,16,17,E ½ Lot 18,...
Blk 11, Glen Haven.
2. The subject property is classified as a vacant residential property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2001:

Land	\$	25,000
Improvement	\$	<u>171,000</u>
Total	\$	196,000

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

Land	\$	25,000
Improvement	\$	<u>45,000</u>
Total	\$	70,000

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	\$	<u>20,000</u>
Improvement	\$	<u>0</u>
Total	\$	20,000

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:

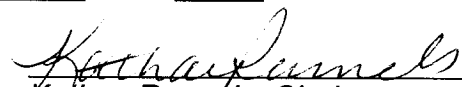
A physical inspection was done on the property 10-9-01 and it was determined that the cabin had no utility, very poor condition, cables were holding the sides together, holes in the roof and walls and the foundation is falling in. It was estimated by the petitioner that the cost to remove the structure would be \$5000. Land value less the cost to demolish improvements would be \$20000 for vacant land.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 9, 2001(date) at 8:30 AM (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

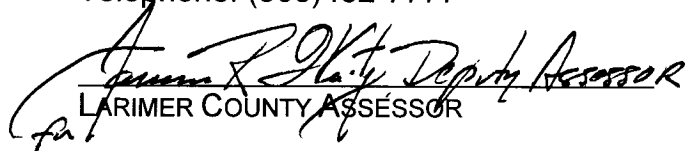
DATED this 16th day of October, 2001.


Petitioner(s) Attorney/Representative

Address:
c/o John C. McKinley
1017 S Redbud Dr.
Loveland, CO 80538-3342


Kathay Rennels, Chair
LARIMER COUNTY BOARD OF EQUALIZATION

Address:
HARDEN, SCHMIDT, HASS, HAAG & HALLBERG PC
Ninth Floor, First Tower Bldg.
Post Office Box 1606
Fort Collins, Colorado 80522
Telephone: (303)482-7777


James R. Gray, Deputy Assessor
LARIMER COUNTY ASSESSOR

Address:
Post Office Box 1190
Fort Collins, Colorado 80522
Telephone: (303)498-7054