

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: RONALD AND OLIVIA SCHULTZ, ET AL, v. Respondent: LARIMER COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Ronald & Olivia Schultz Address: P.O. Box 1853 Fort Collins, Colorado 80522 Phone Number: 970.498.6204	Docket Number: 41422
ORDER ON STIPULATION	

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.: R0486493

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land:	\$ 27,900.00
Improvements:	<u>\$ 102,100.00</u>
Total:	\$ 130,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

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

DATED/MAILED this 7th day of April, 2005.

This decision was put on the record

April 6, 2005

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

Debra A. Baumbach

Debra A. Baumbach

Marian F. Brennan

Marian F. Brennan



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 41422
County Schedule Number: R0486493

STIPULATION (As To Tax Year 2003 Actual Value)

SCHULTZ, RONALD & OLIVIA ET AL
Petitioner

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2003 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 13, BLK 3, CARTER LAKE VALLEY
420 WARK AVE, BERTHOUD
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 2003:

Residential	\$ 160,200
Total	\$ <u>160,200</u>

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

Residential	\$ 160,200
Total	\$ <u>160,200</u>

LARIMER COUNTY BOARD OF EQUALIZATION
CLERK
MAY 15 11:21 AM

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following tax year 2003 actual value for the subject property.

Residential	\$	160,200
	\$	
Total	\$	<u>130,000</u>

6. The valuations, as established above, shall be binding only with respect to tax years 2003.
7. Brief narrative as to why the reduction was made:

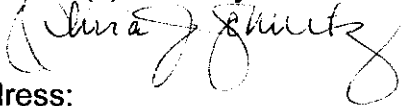
Per physical review of subject property and surrounding comparable sales sold between 1-1-2001 and 6-30-2002, the estimated actual value should be \$130,000.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **April 20, 2005 at 08:30 AM** be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

DATED this 28th day of March 2005.



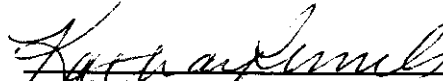
Petitioner(s) Attorney



Address:

P.O. BOX 1853

FORT COLLINS, CO 80522



Kathay Rennels, Chair

LARIMER COUNTY BOARD OF EQUALIZATION

Address:

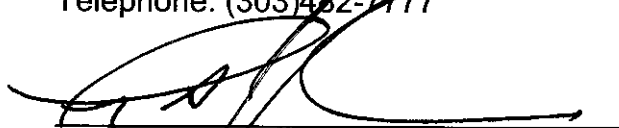
HARDEN, SCHMIDT, HASS, HAAG & HALLBERG PC

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Fort Collins, Colorado 80522

Telephone: (303)482-7777



LARRY G. JOHNSON

Larimer County Assessor

Address:

Post Office Box 1190

Fort Collins, Colorado 80522

Telephone: (303)498-7054

Docket Number 41422
StipCnty.mst

Office of the Assessor

Larimer County, Colorado
LARRY G. JOHNSON, ASSESSOR
(970)498-7050
(970)498-7070/FAX

Post Office Box 1190
Fort Collins, Colorado 80522-1190

200 West Oak Street
Fort Collins, Colorado 80521

FACSIMILIE TRANSMITTAL

Date: 6 April 05

To: Penny / Mary

Fax Phone: 303-866-4485

From: Anne

Voice Phone: 970-498-7096

Comments: Gordon Fry + Ronald + Olivia Schultz

Breakdown of values for R0486493

Improvements: 102,100

Land: 27,900

Total Value: \$130,000

Total Pages Sent (including cover page): 1

Sending Operator: _____

Please allow a "minimum" of 24 hours to process your request.

TOTAL CHARGE AT \$1.25 PER PAGE: \$ _____



utr/ams

THIS IS YOUR BILL. PLEASE SEND A COPY OF THIS COVER SHEET WITH YOUR CHECK MADE PAYABLE TO LARIMER COUNTY ASSESSOR. THANK YOU!!