BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 Petitioner: KENNETH P. & WANDA C. CURRY, v. Respondent: LARIMER COUNTY BOARD OF EQUALIZATION. Attorney or Party Without Attorney for the Petitioner: Docket Number: 41917 Name: Kenneth P. & Wanda C. Curry Address: 6408 Wakeforest Houston, TX 77005 Phone Number: 713.307.4790

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.: R1601113

Category: Valuation Property Type: Vacant Land

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:

\$10,600.00

Improvements:

\$ 0.00

Total:

\$10,600.00

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 19th day of January, 2005.

This decision was put on the record

January 18, 2005

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals **BOARD OF ASSESSMENT APPEALS**

Karen F. Hart

Sura a. Baumbach

Debra A. Baumbach

Keela K. Steele

SEAL

ASSESSWEEN.

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

Docket Number(s):	41917		<u>_</u>
County Schedule Number:		004	-
·	Parcel 34143-00-	<u>031</u>	
STIPULATION (As To Tax	Year <u>2003</u> Actual	Value)	
Curry, Kenneth P & Wand Petitioner	<u>a C</u>		
vs.			
LARIMER COUNTY BOARD OF	EQUALIZATION,		
Respondent			<u> </u>
year 2003 valuation of the Appeals to enter its order b The Petitioner(s) and 1. The property sub TR IN POR OF	subject property, ased on this Stipula d Respondent agre ject to this Stipulati	ation. e and stipulate as follows:	
·			
2. The subject prop	erty is classified as	a <u>residential vacant</u> prope	rty.
	sessor originally a for tax year <u>2003;</u>	ssigned the following act	tual value on the
	Land Improvement Total	\$ 200,000 \$ 0 \$ 200,000	
	peals to the Board of t property as follow	of Equalization, the Board ws:	of Equalization
	Land Improvement Total	\$ 200,000 \$ 0 \$ 200,000	

After further Equalization property.	nd negotiation, the following			٠,	-		
	Land	ሱ	40				

Land	\$	10,600
Improvement	\$_	0
Total	\$	10,600

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

Per physical review of subject property, and review of values assigned to surrounding comparable sales sold between 1-1-2001 and 6-30-2002, the estimated actual value should be \$10,600.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on <u>February 16, 2005</u> (date) at <u>8:30</u> (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

(check if appropriate).

DATED this 22nd day of December, 2004.

Petitioner(s) Attorney

Kathay Rennels, Chair

LARIMER COUNTY BOARD OF EQUALIZATION

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Houston, TX 77005

Houston, TX 77005

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Fort Collins, Colorado 80522

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ARIMER CONNTY ASSESSOR

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Fort Collins, Colorado 80522 Telephone: (303)498-7054

Docket Number <u>41917</u> StipCnty.mst