

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44724</b>
Petitioner: <b>DAVID CHRISTIAN SPRY TRUST AND CAROL WIENBERG SPRY TRUST,</b>  v.  Respondent: <b>LARIMER COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 2520305003**  
  
**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:  
  

**Total Value:            \$540,300**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2005 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 19th day of October 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

October 18, 2005

*Karen E Hart*

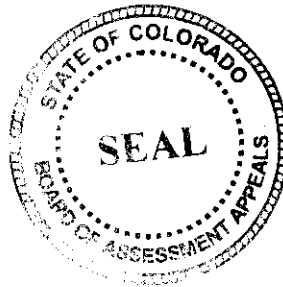
Karen E. Hart

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

*Keela Steele*  
Keela Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): 44724  
County Schedule Number : R0608807

---

**STIPULATION (As To Tax Year 2005 Actual Value)-**

---

**Spry, David Christian Trust  
Spry, Carol Wienberg Trust**

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,**  
Respondent

---

06 OCT 17 PM 1:51  
BOARD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2005 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:  
Lot 3, Blk 7, 1<sup>st</sup> Add to Lone Pine Acres Estes Pk
  
2. The subject property is classified as a Residential property.
  
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	133,800
Improvements	\$	<u>416,200</u>
Total	\$	550,000

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

Land	\$	133,800
Improvements	\$	<u>416,200</u>
Total	\$	550,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2005.

Land	\$	133,800
Improvements	\$	406,500
Total	\$	<u>540,300</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2005.
7. Brief narrative as to why the reduction was made:

Petitioner presented a fee appraisal by Donald Root, CO License #AL01313891, as of 3/14/05 for a market value of \$550,000 for the subject property. A fair market value based upon the time adjusted fee appraisal and other sales in the area indicates \$540,300.

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

**DATED** this 14 day of OCT, 2005

*David Christian Spry as trustee*  
*Carol Wienberg Spry as trustee*

Petitioner(s) Representative

Address:

1719 High Pine Drive  
Estes Park, Colorado 80517  
\_\_\_\_\_  
\_\_\_\_\_

*Kathay C. Rennels*

KATHAY C. RENNELS, CHAIR OF THE  
LARIMER COUNTY BOARD OF EQUALIZATION

Address:

HARDEN, SCHMIDT, HASS & HAAG PC  
Ninth Floor, First Tower Bldg.  
Post Office Box 1606  
Fort Collins, Colorado 80522  
Telephone: (970)498-7450

*Larry G. Johnson*

LARRY G. JOHNSON  
LARIMER COUNTY ASSESSOR

Address:

Post Office Box 1190  
Fort Collins, Colorado 80522  
Telephone: (970)498-7092