

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44897
Petitioner: GARY L. AND LINDA ANN WEIXELMAN , v. Respondent: LARIMER COUNTY BOARD OF EQUALIZATION.	
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.: 40033-09-014+2

Category: Valuation Property Type: Vacant Land
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: \$12,500

(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 28th day of September 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

September 27, 2006

Karen E Hart

Karen E. Hart

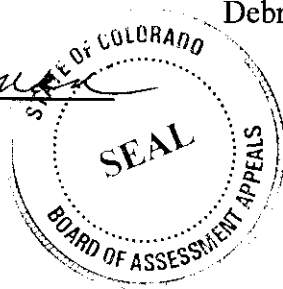
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Marian Brennan

Marian Brennan



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 44897

County Schedule Number : R1058231, R1058223, R1058215

2006 SEP 25 PM 12:51

STIPULATION (As To Tax Year 2005 Actual Value)-

WEIXELMAN, GARY L

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

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 12, 13, and 14 Crystal Lakes 15th filing
2. The subject property is classified as a vacant residential land property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	16,500
Improvements	\$	<u>0</u>
Total	\$	16,500

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

:

Land	\$	16,500
Improvements	\$	<u>0</u>
Total	\$	16,500

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	\$	12,500
Improvements	\$	0
Total	\$	<u>12,500</u>

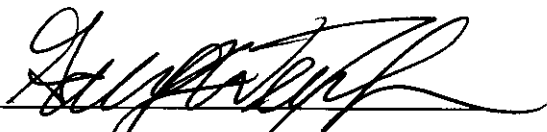
6. The valuations, as established above, shall be binding only with respect to tax year 2005.

7. Brief narrative as to why the reduction was made:

A physical inspection of both the subject property and comparable sales in the area was conducted on August 30th, 2006. Consideration was given to location and utilities available. Upon review the adjustment was considered appropriate.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 7th, 2006 be vacated.

DATED this 5th__ day of September, 2006_____



Petitioner(s) Representative

Address:

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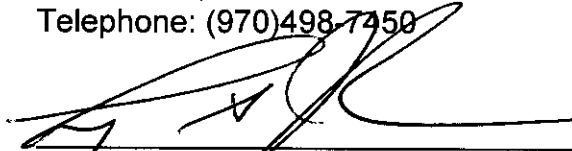


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