

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 45043</b></p>
<p>Petitioner: <b>ANTHONY &amp; SARAH DENARDO ,</b></p> <p>v.</p> <p>Respondent: <b>LARIMER COUNTY BOARD OF EQUALIZATION.</b></p>	
<p><b>ORDER ON STIPULATION</b></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.: 9715315009**

**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:            \$192,000**

(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 30th day of January 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

January 29, 2007

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*Karen E Hart*

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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*

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Debra A. Baumbach

*Marian Brennan*

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Marian Brennan



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): 45043  
County Schedule Number : R0083593

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

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Denardo, Anthony and Sarah

Petitioner(s)

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,**  
Respondent

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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: 1625 Lakeridge Ct – Lot 9 and N 4ft of Lot 8, Blk 9, Fairview "West" 6<sup>th</sup>, FTC.
2. The subject property is classified as a Single Family Residential property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	52,000
Improvements	\$	<u>166,700</u>
Total	\$	218,700

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

:


Land	\$	52,000
Improvements	\$	<u>166,700</u>
Total	\$	218,700

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	\$	52,000
Improvements	\$	140,000
Total	\$	<u>192,000</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: After review of the comparable sales used and the 2005 actual values, an adjustment was made to make the value fair and equitable with all comparables used.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **January 29, 2007** be vacated.

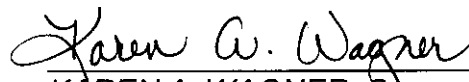
**DATED** this **18th** day of **January, 2007**



Petitioner(s) Representative

Address:

1625 Lakeridge Ct.  
Fort Collins, CO 80521



KAREN A. WAGNER, CHAIR OF THE  
LARIMER COUNTY BOARD OF EQUALIZATION

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