

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 45090</p>
<p>Petitioner: MARCIA F. COLLINS ,</p> <p>v.</p> <p>Respondent: LARIMER COUNTY BOARD OF EQUALIZATION.</p>	
<p align="center">ORDER ON STIPULATION</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.: 9603100009

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: \$232,000
(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 16th day of March 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

March 14, 2007

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

Heather Wilcox

Heather Wilcox



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 45090
County Schedule Number : R0201332

STIPULATION (As To Tax Year 2005 Actual Value)-

COLLINS, MARCIA F

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:
4621 S. SHIELDS ST.

BEG AT PT ON E LN 3-6-69, 500 FT S OF NE COR, S 89 W 500 FT, S 125 FT,
N 89 E 500 FT, N 125 FT TPOB, FTC
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	\$	80,000
Improvements	\$	<u>203,732</u>
Total	\$	283,732

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

Land	\$	80,000
Improvements	\$	<u>203,732</u>
Total	\$	283,732

APPROVED BY: [Signature]

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	\$	80,000
Improvements	\$	152,000
Total	\$	<u>232,000</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:

Petitioner presented information on other homes with similar acreage that are valued substantially lower. Together, we determined that no adjustment had been made for the subjects proximity along Shields and across the street from a busy school and bus stop. I have applied locational obsolescence and reduced the value to make it more fair and equitable to other properties similarly situated near high traffic/noise as the subject property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 27, 2007 be vacated.

DATED this 2nd day of March, 2007

Marcia J. Collins, Karen A. Wagner

Petitioner(s) Representative

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

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