

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46740
Petitioner: E. CHRISTOPHER & CHRISTINE C. PISCIOTTA , 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.: R1596252

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:

Total Value: \$442,700

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2006 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 17th day of August 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

August 16, 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): 46740
County Schedule Number : R1596252

STIPULATION (As To Tax Year 2006 Actual Value)-

PISCIOTTA, E. CHRISTOPHER/CHRISTINE C

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2006 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 19 , KIOWA RIDGE SUBDIVISION (2000012116), EP
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	\$	185,000
Improvements	\$	<u>352,200</u>
Total	\$	537,200

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

Land	\$	185,000
Improvements	\$	<u>275,000</u>
Total	\$	460,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2006.

Land	\$	185,000
Improvements	\$	257,700
Total	\$	<u>442,700</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2006.
7. Brief narrative as to why the reduction was made:

Petitioner presented information that the square footage of his home was incorrect. A physical inspection of the property was done & the house was redrawn & building plans were reviewed. The subject property was then valued based on how other properties in the subject subdivision were valued for 2006. The subject value has been reduced to make it more fair and equitable to other properties in the subdivision.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 18, 2007 be vacated.

DATED this 26 day of June, 2007



Petitioner(s) Representative

Address:

E. Christopher and Christine Pisciotta
2955 Sioux Ct.
Estes Park, CO 80517



KATHAY RENNELS, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

Address:

HARDEN, SCHMIDT, HASS & HAAG PC
224 Canyon Avenue Suite 200
Post Office Box 1606
Fort Collins, Colorado 80522
Telephone: (970)498-7450



STEVE MILLER
LARIMER COUNTY ASSESSOR

Address:

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