

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 47256</b>
Petitioner:  <b>CYNTHIA D. PECK ,</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.: R1579789**

**Category: Valuation      Property Type: Agricultural**
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:            \$230,510**

(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 7th day of July 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

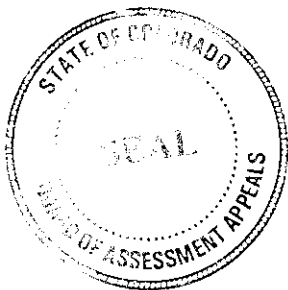
July 6, 2007

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): 47256  
County Schedule Number : R1579789

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**STIPULATION (As To Tax Year 2006 Actual Value)-**

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**PECK, CYNTHIA D, LIVING TRUST, THE**

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,**  
Respondent

2007 JUN -2 PM 3:49  
Larimer County Clerk

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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 8, MARSH ESTATES RLUP 97-EX1004
2. The subject property is classified as an Agricultural property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	114
Improvements	\$	329,675
Total	\$	<u>329,789</u>

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

:

Land	\$	114
Improvements	\$	311,886
Total	\$	<u>312,000</u>

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	\$	114
Improvements	\$	<u>230,396</u>
Total	\$	230,510

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:

After review of sales in the 48 month time frame for the 2007 reappraisal, along with comparisons submitted by owner, a fair market value was determined.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 19, 2007 be vacated.

DATED this 27<sup>th</sup> day of June, 2007

Cynthia D. Kelly, Trustee

Petitioner(s) Representative

Address:

7480 N COUNTY ROAD 15  
FORT COLLINS CO 80524

Karen A. Wagner

KAREN A. WAGNER, 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

STEVE MILLER  
LARIMER COUNTY ASSESSOR

Address:

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