

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 48231</b>
Petitioner: <b>SIRIO A. SCONZO ,</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.: R0568376**  
  
**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:  
  

**Total Value:            \$134,500**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2007 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 20th day of February 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

February 15, 2008

*Karen E Hart*

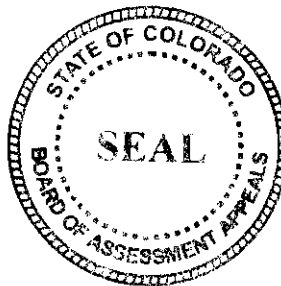
Karen E. Hart

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

*Toni Rigirotti*  
Toni Rigirotti



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): 48231  
County Schedule Number : R0568376

---

**STIPULATION (As To Tax Year 2007 Actual Value)-**

---

Sconzo, Sirio A.

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,**  
Respondent

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2008 FEB 15 PM 12:47

---

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2007 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:  
SUITES LA-3A & LA-3B, FAWN VALLEY INN CONDO, SUP 2
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	\$	18,100
Improvements	\$	124,900
Total	\$	<u>143,000</u>

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

:

Land	\$	18,100
Improvements	\$	120,200
Total	\$	<u>138,300</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2007.

Land	\$	18,100
Improvements	\$	116,400
Total	\$	<u>134,500</u>

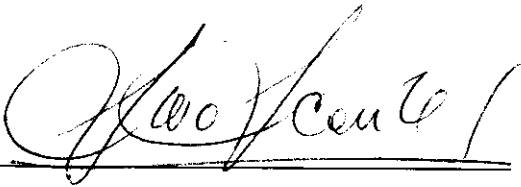
6. The valuations, as established above, shall be binding only with respect to tax year 2007.

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

Petitioner asserts that his units' value should be based on other units within the complex that are the same size and consequently have a lower value. The units that the petitioner refers to were given a negative impact adjustment due to their proximity to an arterial roadway and thus had a lower value than other similar sized units. After a physical inspection to determine the relevant location of the subject property within the complex, it was concluded that the subject unit deserves the same negative impact adjustment. MGD

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on N/A be vacated.

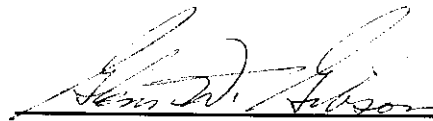
**DATED** this 25th day of January 2008



Petitioner(s) Representative

Address:

Sirio A. Sconzo  
1730 Paseo del Oro  
Colorado Springs, CO 80522



GLENN GIBSON, 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)498-7050