

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 52332**

Petitioner:

**GARY WEIXELMAN ,**

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.: R0663425**

**Category: Valuation      Property Type: Vacant Land**

2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

**Total Value:            \$55,000**

(Reference Attached Stipulation)

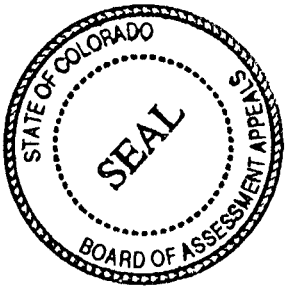
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2009 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 1st day of February 2010.



**BOARD OF ASSESSMENT APPEALS**

*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.

*Melissa Nord*

Melissa Nord

*Debra A. Baumbach*

Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): 52332  
County Schedule Number : R0663425

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**STIPULATION (As To Tax Year 2009 Actual Value)-**

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STATE OF COLORADO  
2010 JAN 28 PM 1:00

Gary L Weixelman

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,**  
Respondent

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Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2009 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:

S 1/2 OF NW 1/4 OF SW 1/4, N 1/2 OF SW 1/4 OF SW 1/4 33-8-70; LESS  
1425-846, LESS SW 1/4 OF NW 1/4 OF SW 1/4

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	\$	63,500
Improvements	\$	0
Total	\$	<u>63,500</u>

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

Land	\$	59,000
Improvements	\$	0
Total	\$	<u>59,000</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2009.

Land	\$	55,000
Improvements	\$	0
Total	\$	<u>55,000</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2009.

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

This is a remote area and sales prices vary. Utilities to this parcel still need to be put into place. Due to the parcel's irregular shape and the fact that parcels bordering petitioner on south side are valued at \$55,000, recommending an adjustment to \$55,000.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 29, 2010 be vacated.

**DATED** this 15th day of January 2010



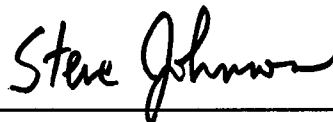
Petitioner(s) Representative

Address:

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