

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58204
Petitioner: BRANT L. BAUN , 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.: R0543250+2

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$270,000

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

ORDER:

Respondent is ordered to reduce the 2011 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 27th day of April 2012.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

Debra A Baumbach

Debra A. Baumbach

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

CM

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 58204

County Schedule Number : R0542911, R0608823, R0543250

STIPULATION (As To Tax Year 2011 Actual Value)

BRANT L. BAUN

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2011 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:
Legal: Lengthy - see attachment
2. The subject property is classified as a Residential property.
3. The County Assessor originally assigned the following actual value to the subject property:

R0542911	\$312,400	Res
R0608823	\$ 87,000	Vacant
R0543250	\$ 87,000	Vacant
Total	\$486,400	

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

R0542911	\$240,000	Res
R0608823	\$ 30,000	Res Rate
R0543250	\$ 30,000	Res Rate
Total	\$300,000	

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2011.

R0542911	\$240,000	Res
R0608823	\$ 15,000	Res Rate
R0543250	\$ 15,000	Res Rate
Total	\$270,000	

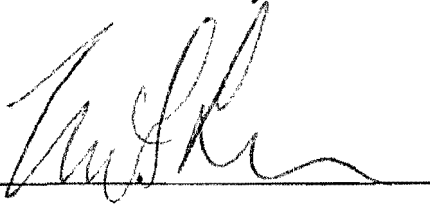
6. The valuations, as established above, shall be binding only with respect to tax year 2011.

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

Owner provided further documentation regarding nonbuildable status of lots and stigma associated with septic and well issues including cost-to-cure estimates. Three accounts have since been combined into one with adjusted value applied for 2012 tax year.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 24, 2012 be vacated.

DATED this 30th day of March 2012.



Petitioner(s) Representative

Address:

- 199 Elk Road
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LEW GAITER III, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

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LEGAL FOR ALL THREE ACCOUNTS:

LEGAL FOR R0542911

POR OF SW OF SW 33-4-71 DESC: COM AT SW COR, TH ALG S LN OF SW 1/4 S 82 10' 32" E 471.2 FT TPOB, S 82 10' 32" E 416.33 FT, N 2 21' 21"W 177.65 FT, N 19 42' 30" E 165.78 FT, N 66 28' 9" W 139.95 FT, N 41 44' 53" W 79.64 FT, N 49 0' 8" W 69.91 FT, S 27 23' 21" W 493.35 FT TPOB

LEGAL FOR R0608823

COM AT SW COR 33-4-71, TH ALG S LN S 82 10' 32" E 471.2 FT, S 82 10' 32" E 416.33 FT TPOB, TH ALG S LN S 82 10' 32" E 472.22 FT TO SE COR OF SW 1/4 OF SW 1/4, N 10 3' 51" E 143.61 FT, N 15 40' 30" W 208.8 FT, N 51 52' 53" W 201.37 FT TO SE COR LOT D PINWOOD SPRINGS 3RD, TH S ALG SRLY LN LOT D S 57 11' 27" W 88.61 FT, S 82 19' 50" W 156.4 FT, S 19 42' 30" W 165.78 FT, S 2 21' 21" E 177.65 FT TPOB

LEGAL FOR R0543250

LOT D PINWOOD SPRINGS 3RD