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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 65903 |
| Petitioner: - ANDREA J DUNLAP 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.: R1180886

Category: Valuation Property Type: Residential

2. Petitioner is protesting the 2015 actual value of the subject property.
3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$525,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2015 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 21st day of December 2015.

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.

Tisha Luna

Tisha Luna



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 65903
County Schedule Number: R1180886
2015 DEC 18 PM 12:35

STIPULATION (As To Tax Year 2015 Actual Value)

Andrea J Dunlap

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2015 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: LOT 15, LINDEN LAKE
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 | \$ | 130,000 |
| Improvements | \$ | 420,800 |
| Total | \$ | <u>550,800</u> |

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

| | | |
|--------------|----|----------------|
| Land | \$ | 130,000 |
| Improvements | \$ | 420,800 |
| Total | \$ | <u>550,800</u> |

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2015.

| | | |
|--------------|----|----------------|
| Land | \$ | 130,000 |
| Improvements | \$ | 395,000 |
| Total | \$ | <u>525,000</u> |

6. The valuations, as established above, shall be binding only with respect to tax year 2015.

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

Used single story ranch sales in addition to petitioners own sales from prior to June 30, 2014 to establish a fair value.

The new indicated market value is \$525,000 for 2015.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 12/24/2015 be vacated.

DATED this 24th day of November 2015

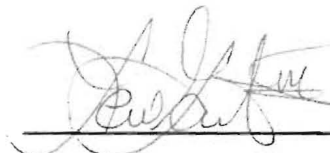


Petitioner(s) Representative

Address:

1936 Lindenridge Dr

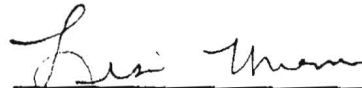
Fort Collins, CO 80524



LEW GAITER III, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

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