

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 66081
Petitioner: - MICHAEL G & NANCY B HALL v. Respondent: LARIMER COUNTY BOARD OF EQUALIZATION	
<p style="text-align: center;">ORDER ON STIPULATION</p>	

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.: R1173006

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: \$447,300

(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 4th day of November 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**

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

Docket Number(s): 66081
County Schedule Number : R1173006

2015 NOV -3 AM 9: 33

STIPULATION (As To Tax Year 2015 Actual Value)

Michael & Nancy Hall

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 13, Blk 7, Taft Canyon, PUD, Larimer County
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	\$	90,000
Improvements	\$	410,000
Total	\$	<u>500,020</u>

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

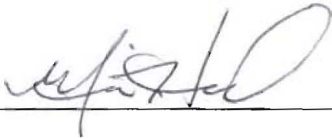
Land	\$	90,000
Improvements	\$	410,000
Total	\$	<u>500,020</u>

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	\$	90,000
Improvements	\$	357,300
Total	\$	<u>447,300</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:
I did a physical inspection of the subject neighborhood. The neighborhood consisted of Average, and Average Plus quality. With the subject property, I did not see a 3 car garage, a hip roof, nor the quantity of brick on the home as I saw on the majority of the homes. I changed the quality of the subject property to average quality. This value appeared to be more in line with market in this area.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 01/29/2016 be vacated.

DATED this 14th day of October 2015

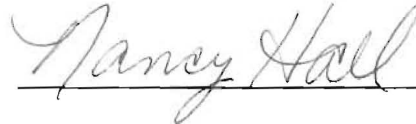


Petitioner(s) Representative

Address:

2500 Bedford Ct.

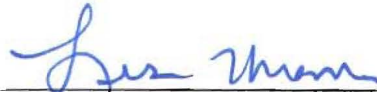
Fort Collins, CO 80526



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

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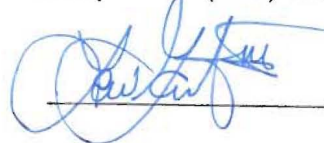
LARIMER COUNTY ATTORNEY
224 Canyon Avenue Suite 200
Post Office Box 1606
Fort Collins, Colorado 80522
Telephone: (970)498-7450



STEVE MILLER by Lisa Thorne, Deputy
LARIMER COUNTY ASSESSOR
Assessor

Address:

Post Office Box 1190
Fort Collins, Colorado 80522
Telephone: (970)498-7050



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

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