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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 76481 |
| Petitioner: TAYLOR THOMAS/ANN M v. Respondent: LARIMER COUNTY BOARD OF EQUALIZATION | |
| ORDER ON STIPULATION | |

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted 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.: R1198815
 Category: Valuation/Protest Appeal Property Type: Residential
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$1,150,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

The Larimer County Assessor is directed to change his/her records accordingly.

DATED this 18th day of March 2020.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

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

Gordana Katardzic

Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 76481

County Schedule Number: R1198815, Parcel Number: 25084-07-005

STIPULATION (As To Tax Year 2019 Actual Value)-

**Taylor Thomas/Ann M.
8656 Eldridge St.
Arvada, CO 80005-5863
Petitioner**

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent**

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2019 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: A 3,160 square foot, Ranch style home located in Estes Park along County Road 61 in the Eagle Rock Ranches subdivision.
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 | \$ | 364,000 |
| Improvements | \$ | <u>873,000</u> |
| Total | \$ | 1,237,000 |

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

| | | |
|--------------|----|----------------|
| Land | \$ | 364,000 |
| Improvements | \$ | <u>811,000</u> |
| Total | \$ | 1,175,000 |

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2019.

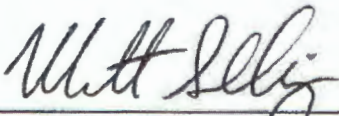
| | | | |
|--------------|----|------------------|---|
| Land | \$ | 364,000 | |
| Improvements | \$ | 786,000 | |
| Total | \$ | <u>1,150,000</u> | ✓ |

6. The valuations, as established above, shall be binding only with respect to tax year 2019.

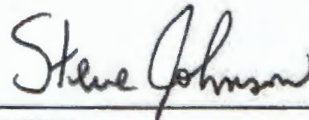
7. Brief narrative as to why the reduction was made: Adjustments made after further review of comparable Ranch style properties, properties of similar quality, and paired sales analyses. The Petitioner and Respondent agreed.

8. Both parties agree that the hearing scheduled before the Board of Assessment be vacated.

DATED this 27th day of January 2020



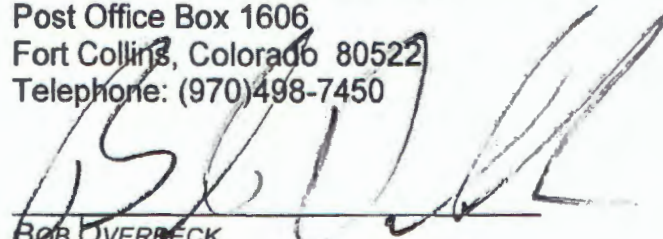
Matt Selling, Ryan LLC
Petitioner(s)'s Representative



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