

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 76559</b>
Petitioner: <b>STEVEN C. SHEVENOCK &amp; CAROLEE NOVAK</b>  v. Respondent: <b>LARIMER COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R1364120**  
**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: \$634,000**  
(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 17th day of October 2019.

**BOARD OF ASSESSMENT APPEALS**

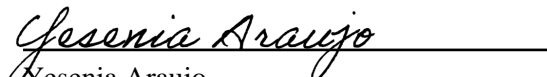


\_\_\_\_\_  
Diane M. DeVries

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



\_\_\_\_\_  
Debra A. Baumbach

  
\_\_\_\_\_  
Yesenia Araujo

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

STATE OF COLORADO  
SD OF ASSESSMENT APPEALS

2019 OCT 17 PM 2:13

Docket Number(s): No Docket  
County Schedule Number : R1364120

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**STIPULATION (As To Tax Year 2019 Actual Value)**

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SHEVENOCK STEVEN C/NOVAK CAROLEE

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,  
Respondent

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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:

**Legal:** POR IN W 1/2 SEC 12 & NE 1/4 SEC 11-6-70, COM AT SE COR W 1/2 SEC 12, TH ALG E LN OF W 1/2 N 1 13' 11" E 3473.98 FT, N 84 29' 2" W 2343.32 FT TO C/L RD & TPOB, TH N 82 47' 31" W 1959.87 FT, N 41 59' 35" E 500 FT, N 28 44' 5" W 575.76 FT TO CEN CO RD 38E, TH S 78 7' 35" E 2241.51 FT TO C/L RD, TH S 18 17' 3" W 392.01 FT, S 32 37' 50" W 342.87 FT TPOB; LESS POR IN NE 1/4 11-6-70 (SPLIT FROM 06120 00 045) (NC69N015237E)

, Larimer County

2. The subject property is classified as a Residential property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	300,000
Improvements	\$	459,400
Total	\$	<u>759,400</u>

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

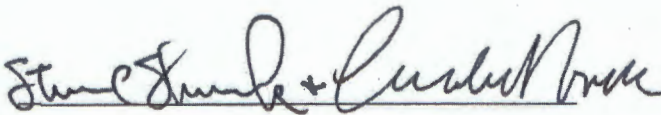
Land	\$	300,000
Improvements	\$	409,000
Total	\$	<u>709,000</u>

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

Land	\$	300,000
Improvements	\$	334,000
Total	\$	<u>634,000</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: R1364120 & R0426989 constitute one (1) parcel in 2 tax districts. CBOE made an error when they wrote the decision on the 'Referee' paperwork after the CBOE hearing to lower the value to \$709,000: The value on R1364120 should not have included parcel R0426989 which is in a separate tax district. Subtracting out the value on R0426989 leaves the value of \$634,000 on parcel R1364120.  
The total value of the two parcels should be: R0426989 = \$75,000 and R1364120 = \$634,000 for a *total value of \$709,000* for the property jointly owned by Steven C Shevenock & Carolee Novak.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on not scheduled be vacated.

DATED this 3rd day of September 2019



Petitioner(s) Representative

Address:

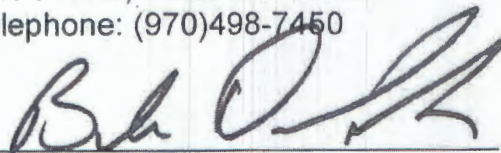
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