

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 79318</b>
Petitioner: <b>JOHN &amp; KELSEY RICHARDS</b>  v. Respondent: <b>LARIMER COUNTY BOARD OF COUNTY COMMISSIONERS</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.: R1099833**  
**Category: Abatement 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:        \$219,000**  
 (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 26th day of January 2021.

**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

*Martha Hernandez Sanchez*  
Martha Hernandez Sanchez



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): 79318  
County Schedule Number : R1099833

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

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KELSEY MARIE AND JOHN BOYD III RICHARDS

vs.

LARIMER COUNTY BOARD OF COUNTY COMMISSIONERS,  
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:  
UNIT B-6, BLDG B, COLLINDALE 2ND PUD CONDO, SUP 5, FTC
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	\$	30,000
Improvements	\$	<u>208,900</u>
Total	\$	238,900

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

Land	\$	30,000
Improvements	\$	<u>208,900</u>
Total	\$	238,900

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

Land	\$	30,000
Improvements	\$	189,000
Total	\$	<u>219,000</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:

Further review of the sales in the subject subdivision, in the most recent 24 month time frame, with consideration of sales occurring after the time frame, justification of a lower value is indicated.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 02/23/2021 be vacated.

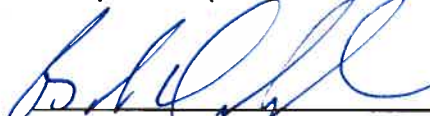
DATED this 4<sup>th</sup> day of December, 2020

  
KELSEY MARIE AND JOHN BOYD III RICHARDS

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JOHN KEFALOS  
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LARIMER COUNTY BOARD OF EQUALIZATION

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