

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203		
Petitioner:  <b>GORDON M. PEDERSEN,</b>  v.  Respondent:  <b>LARIMER COUNTY BOARD OF EQUALIZATION.</b>		
Attorney or Party Without Attorney for the Petitioner:  Name: Gordon M. Pedersen Address: 2031 Mall Road Estes Park, CO 80517 Phone Number: 970.577.8687		<b>Docket Number: 43935</b>
<b>ORDER ON STIPULATION</b>		

**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.: R0563293**  
  
**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2004 actual value of the subject property.

3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Land:	\$1000.00
Improvements:	\$ 0.00
Total:	\$1000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2004 actual value of the subject property, as set forth above.

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

**DATED/MAILED** this 4<sup>th</sup> day of October, 2004.

This decision was put on the record

October 1, 2004

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

**BOARD OF ASSESSMENT APPEALS**

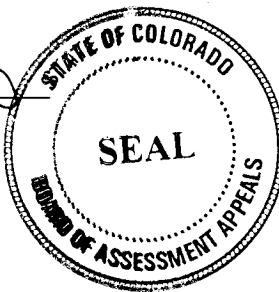
*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

*Keela K. Steele*  
Keela K. Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): Unknown  
County Schedule Number: R0563293

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**STIPULATION (As To Tax Year 2004 Actual Value)**

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**PEDERSEN, G. GM / STANLEY C / HAROLD C**  
**WARREN, J. W. / WALDO, EVELYN J**  
**SLIZESKI, JOANNE, JR**

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,**  
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2004 valuation of the subject property, and 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:

POR OF NW 1/4 OF NW 1/4 31-5-72 DESC: BEG SW COR NW 1/4 NW 1/4, S 88 42' E 297.02 FT TO TELLER EXCEPTION, N 1 30' 30" E 207 FT, S 88 42' E 29.84 FT, N 1 19' 30" E 24.34 FT, N 89 14' E 333.84 FT TO W LN NW 1/4 OF NW 1/4, S 0 15' 30" E 228.32 TPOB DESC LOT 9 PER 89042460 CONT 1.601 AC (NC1223S884200E)

2. The subject property is classified as a residential property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2004:

Land	\$	79000
Improvement	\$	<u>0</u>
Total	\$	79000

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

Land	\$	50000
Improvement	\$	<u>0</u>
Total	\$	50000

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BOARD OF ASSESSMENT APPEALS

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following tax year 2004 actual value for the subject property.

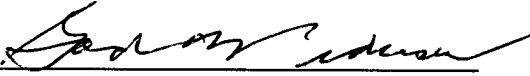
Land	\$	1000
Improvement	\$	<u>0</u>
Total	\$	1000

6. The valuations, as established above, shall be binding only with respect to tax year 2004.
7. Brief narrative as to why the reduction was made:

From information provided by petitioner and conversations with Dave Shirk at the Town of Estes Park, Community Development Dept., we have sufficient documentation that this parcel is severely impaired with respect to future development. As such, the value is quite diminished.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on \_\_\_\_\_(date) at \_\_\_\_ (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals XX (check if appropriate).

DATED this 21 day of September, 2004.

  
\_\_\_\_\_  
Petitioner(s) Attorney  
GORDON M. PEDERSEN

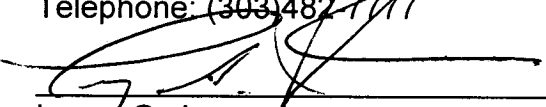
Address:

Gordon Pedersen  
2031 Mall Road  
Estes Park, CO 80517

  
\_\_\_\_\_  
Kathay Rennels, Chair  
LARIMER COUNTY BOARD OF EQUALIZATION

Address:

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\_\_\_\_\_  
LARRY G. JOHNSON  
Larimer County Assessor

Address:

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Telephone: (303)498-7092

Docket Number Unknown  
StipCnty.mst