

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 48164</b>
Petitioner: <b>KEITH &amp; MARK BERNDTSON ,</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 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.: R0548235**  
  
**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:  
  

**Total Value:            \$123,800**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2007 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 3rd day of November 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

November 1, 2007

*Karen E Hart*

Karen E. Hart

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

*Heather Heinlein*

Heather Heinlein



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): Not yet assigned  
County Schedule Number : R0548235

---

**STIPULATION (As To Tax Year 2007 Actual Value)-**

---

**BERNDTSON, KEITH ALAN  
MARK VINCENT**

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,**  
Respondent

2007 Actual Value

---

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2007 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:  
1882 Fall River Road, Estes Park
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	\$	106,700
Improvements	\$	43,300
Total	\$	<u>150,000</u>

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

:

Land	\$	106,000
Improvements	\$	43,300
Total	\$	<u>150,000</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2007.

Land	\$	106,000
Improvements	\$	17,800
Total	\$	<u>123,800</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2007.

7. Brief narrative as to why the reduction was made:

After physical inspection of property on July 30<sup>th</sup>, adjustments were made to square footage and classification from a ranch home to a cabin. Adjustments were also given for condition of property..

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on N/A be vacated.

**DATED** this 24 day of September 2007

KB

\_\_\_\_\_  
**Keith Berndtson**

\_\_\_\_\_  
~~Mark Berndtson~~

Petitioner(s) Representative

Address:

\_\_\_\_\_  
**1882 Fall River Road**  
\_\_\_\_\_  
**Estes Park, CO 80517**  
\_\_\_\_\_



\_\_\_\_\_  
**KATHAY C. RENNELS, CHAIR OF THE  
LARIMER COUNTY BOARD OF EQUALIZATION**

Address:

**HARDEN, SCHMIDT, HASS & HAAG PC**  
**224 Canyon Avenue Suite 200**  
**Post Office Box 1606**  
**Fort Collins, Colorado 80522**  
**Telephone: (970)498-7450**



\_\_\_\_\_  
**STEVE MILLER**  
**LARIMER COUNTY ASSESSOR**

Address:

**Post Office Box 1190**  
**Fort Collins, Colorado 80522**  
**Telephone: (970)498-7092**