

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48962
Petitioner: HENRY GAFFNEY , v. Respondent: PARK COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: R0031489

Category: Valuation Property Type: Vacant Land
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: \$53,512
 (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 Park County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 19th day of November 2009.



BOARD OF ASSESSMENT APPEALS

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.

Melissa Nord

Melissa Nord

Debra A. Baumbach

Debra A. Baumbach

RECEIVED

NOV 16 2009

PARK COUNTY
ASSESSORS OFFICE

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 48962

Single County Schedule Number: R0031489

STIPULATION (As to Tax Year 2007 Actual Value)

Henry Gaffney

Petitioner,

vs.

PARK COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2009 NOV 19 PM 12:57

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2007 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:

SANTA MARIA RANCH LOT 16

2. The subject property is classified as VACANT LAND (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2007:

Land	\$	<u>65,326</u>	.00
Improvements	\$	<u>0</u>	.00
Total	\$	<u>65,326</u>	.00

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

Land	\$	<u>58,328</u>	.00
Improvements	\$	<u>0</u>	.00
Total	\$	<u>58,328</u>	.00

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

Land	\$	<u>53,512.00</u>
Improvements	\$	<u>0.00</u>
Total	\$	<u>53,512.00</u>

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

7. Brief narrative as to why the reduction was made:
A REDUCTION IN LAND VALUE WAS MADE DUE TO AN ADJUSTMENT IN THE LAND CHARACTERISTIC, VIEW.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 21, 2009 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 10TH day of DECEMBER, 2008

Henry Gaffney
Petitioner(s) or Agent or Attorney

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DENVER, CO 80236
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Herbert C. Phillips
County Attorney for Respondent,
Board of Equalization

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PO BOX 1373
FAIRPLAY, CO 80440
Telephone: (719) 836-4201

David B. Wissel
County Assessor

Address:
DAVID B WISSEL
PO BOX 636
FAIRPLAY, CO 80440
Telephone: (719) 836-4180

Docket Number 48962

* It is understood & agreed that this settlement value is a compromise and is not to be construed as an agreement that this is the petitioner's perceived actual value of the subject land.

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PARK COUNTY ASSESSORS OFFICE

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STATE OF COLORADO
OFFICE OF ASSESSMENT
2009 NOV 17 7:10:15

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