

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>GALENA PARTNERS,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>EAGLE COUNTY BOARD OF EQUALIZATION.</b></p>	▲
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Tax Profile Services, Inc. Address: 2525 16<sup>th</sup> Street, Suite 225 Denver, CO 80211 Phone Number: (303) 477-4504 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 38239</b></p>
<p><b>ORDER ON STIPULATION</b></p>	

**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.: R047864**

**Category: Valuation**

**Property Type: Vacant Land**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$478,570.00
Improvements	\$ .00
Total	\$478,570.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The Eagle County Assessor is directed to change her records accordingly.

**DATED/MAILED** this 16<sup>th</sup> day of March, 2002.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on the record

March 15, 2002

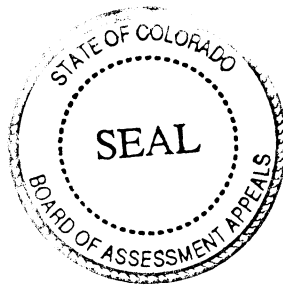
Karen E. Hart  
Karen E. Hart

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

Penny S. Bunnell  
Penny S. Bunnell

Docket Number 38239



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

County Schedule No. RO47864  
Docket No. 38239

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**STIPULATION (As To Tax Year 2001 Actual Value)**

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**Galena Partners,**

**Petitioner,**

**vs.**

**EAGLE COUNTY BOARD OF EQUALIZATION.**

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BOARD OF ASSESSMENT APPEALS

The Petitioner and the Eagle County Board of Equalization ("the Board") hereby enter into this Stipulation regarding the tax year 2001 valuation of the subject property.

The Petitioner and the Board agree and stipulate as follows:

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

Parcel # 210701100059  
Schedule #RO47864

2. The subject property is classified as Vacant Land.

3. The County Assessor assigned the following adjusted actual value to the subject property for tax year 2001:

Land Value	\$2,528,710
Improvement Value	\$ 53,100
Total	\$2,581,810

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

Land Value	\$2,581,710
Improvement Value	\$ 53,100
Total	\$2,581,810

5. After further review and negotiation, Petitioner and Board agree to the tax year 2001 actual value for the subject property as follows:

Land Value	\$ 478,570
Improvement Value	\$-0-
Total	\$ 478,570

6. The valuation shall be binding with respect to only tax year 2001.

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

The subject property was valued as vacant land with a maintenance building available for development for the tax year 2001. This parcel is located within the Cordillera PUD. Upon review of the Cordillera plat and information provided by the Eagle County Planning Dept. an open space value is determined to be appropriate. The density for improvements allowed by Cordillera is built out, therefore this parcel can only be used as open space. Also, the golf course maintenance building was entered on this parcel in error. It is recommended that this stipulation be approved to value the land as open space for the tax year 2001, while removing the maintenance building from the records.

DATED this 13<sup>th</sup> day of March, 2002.

EAGLE COUNTY ATTORNEY

By: R. Thomas Moorhead  
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Petitioner: Galena Partners

By: [Signature]  
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