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| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>RICHARD LESLIE,</p> <p>v.</p> <p>Respondent:</p> <p>EAGLE COUNTY BOARD OF EQUALIZATION.</p> | ▲ |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Richard Leslie Address: 3522 E. 17th Avenue, Apartment B Denver, CO 80206 Phone Number: (303) 399-6095 E-mail: Attorney Registration No.:</p> | <p>Docket Number: 39075</p> |
| <p>ORDER ON STIPULATION</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.: R017646

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 | \$140,000.00 |
| Improvements | \$ <u> .00</u> |
| Total | \$140,000.00 |

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 25th day of January, 2002.

This decision was put on the record

 January 24, 2002

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

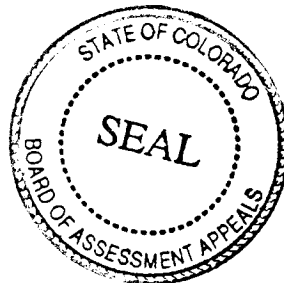
Penny S. Bunnell
Penny S. Bunnell

Docket Number 39075

BOARD OF ASSESSMENT APPEALS

Karen E Hart
Karen E. Hart

Mark R. Linné
Mark R. Linné



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

County Schedule No. R015752
Docket No. 39075

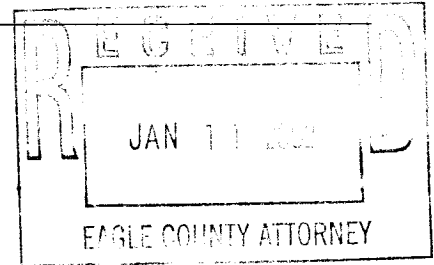
STIPULATION (As To Tax Year Actual Value)

Richard and Nancy Leslie,

Petitioner,

vs.

EAGLE COUNTY BOARD OF EQUALIZATION.



The Petitioner and the Eagle County Board of Equalization ("the Board") hereby enter into this Stipulation regarding the tax year 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:

Lot 5, Block 5, Berry Creek Subdivision, Filing 2
Parcel # 210503307010
Schedule #R015752

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BOARD OF ASSESSMENT APPEALS

This property was erroneously referred to as R017646 in the Petition filed with the Board of Assessment Appeals.

The property described in the Petition to the Board of Assessment Appeals was also in error. The correct property description in Docket No. 39075 is Lot 5, Block 5, Berry Creek Subdivision, Filing 2, Parcel No. 210503307010.

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 :

| | |
|-------------------|--------------|
| Land Value | \$198,000.00 |
| Improvement Value | \$ -0- |
| Total | \$198,000.00 |

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

| | |
|-------------------|--------------|
| Land Value | \$198,000.00 |
| Improvement Value | \$ -0- |
| Total | \$198,000.00 |

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

| | |
|-------------------|--------------|
| Land Value | \$140,000.00 |
| Improvement Value | \$ -0- |
| Total | \$140,000.00 |

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

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

All sales comparables in the Berry Creek Ranch Subdivision are in superior locations with some distance from the I-70 influence. The subject parcel is an inferior lot due to its location directly next to I-70. The negotiated value is achieved by adjusting the subject downward to account for its proximity to I-70.

DATED this 14th day of January, 2001.

EAGLE COUNTY ATTORNEY

By: R. Thomas Moorhead
R. Thomas Moorhead, No.22445
P. O. Box 850
Eagle, CO 81631
(970) 328-8685

Petitioner:
Richard and Nancy Leslie

By: Richard Leslie, Jr.
Richard Leslie, Jr., Agent

1/8/02

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

RICHARD LESLIE

v.

Respondent:

EAGLE COUNTY BOARD OF EQUALIZATION.

Attorney or Party Without Attorney for the Petitioner:

Name: Richard Leslie
Address: 3522 E. 17th Avenue, Apartment B
Denver, CO 80206
Phone Number: (303) 399-6095
Attorney Registration No.:

Docket Number: 39075

AMENDMENT TO ORDER (On Stipulation)

THE BOARD OF ASSESSMENT APPEALS hereby amends page 1 of its 2002 Order in the above-captioned appeal to reflect that the County Schedule Number should be R015752.

In all other respects, the January 25, 2002 order shall remain in full force and effect.

DATED/MAILED this 31st day of January, 2002.

This amendment was put on the record

January 30, 2002

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.

Penny S Bunnell
Penny S Bunnell

Mark R. Linné
Mark R. Linné

