

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>LEONIDAS PALMOS,</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: Soterios Palmos, Esq. Address: 2775 Iris Ave. Boulder, CO 80304 Phone Number: (303) 449-0951 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 39208</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.: R049937
Category: Valuation **Property Type: Residential**

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	\$ 35,330.00
Improvements	<u>\$259,060.00</u>
Total	\$294,390.00

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 26th day of March, 2002.

This decision was put on the record

March 25, 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

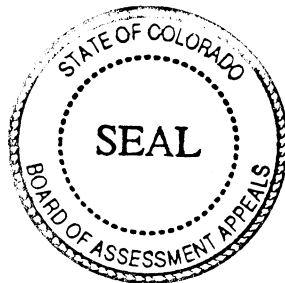
Debra A. Baumbach

Debra A. Baumbach

Penny S. Bunnell

Penny S. Bunnell

Docket Number 39208



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

County Schedule No. R049937
Docket No. 39208

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OFFICE OF ASSESSMENT APPEALS

STIPULATION (As To Tax Year 2001 Actual Value)

LEONIDAS PALMOS,

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 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 # 210512116084
Schedule #R049937

2. The subject property is classified as Residential.

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

Land Value	\$ 38,490
Improvement Value	\$288,200
Total	\$326,690

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

Land Value	\$ 38,490
Improvement Value	\$ 288,200
Total	\$ 326,690

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	\$ 35,330
Improvement Value	\$ 259,060
Total	\$ 294,390

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

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

A review of similar units in the Chapel Square complex was conducted. The Tower units (BR-401, 402, 403) are all studio units with lofts. The median sale price per foot of the normal units was \$272.00 per foot. The tower units were all sold preconstruction with contract in 05/97. Time adjusting these sales forward to the appraisal date of 06/30/00 indicated a value of \$240.12 per foot, which is the basis of the recommendation above. This recommendation takes into account the negative influence of the loft units.

DATED this 19th day of March, 2002.

EAGLE COUNTY ATTORNEY

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Petitioner: LEONIDAS PALMOS

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