

<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>KAIL ALAN CHRISTENSEN, WILLIAM T. &amp; KAY E. MCFARLANE, GENE G. &amp; PATSY A. STOEVER, SOUSESKI BROTHERS, P.J. &amp; L.F. RUSIN, ET AL, NORMAN FEDER, and THOMAS M. LAUGHLIN,</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: Thomas H. Elmendorf Address: 420 Nichols Road Kansas City, MO 64112 Phone Number: (816) 968-1305 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 39245, 39246, 39247, 39248, 39249, 39250, 39251</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 properties are described as follows:

**County Schedule No.:** R016438, R016443, R016449, R016455, R016161,  
R016244, R016249  
**Category: Valuation** **Property Type: Residential**

2. Petitioners are protesting the 2001 actual value of the subject properties.
3. The parties agreed that the 2001 actual value of the subject properties should be reduced

to:

REFERENCE ATTACHED STIPULATION.

4. The Board concurs with the Stipulation.

**ORDER:**

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

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

**DATED/MAILED** this 3<sup>rd</sup> day of April, 2002.

This decision was put on the record

April 2, 2002

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

Karen E. Hart

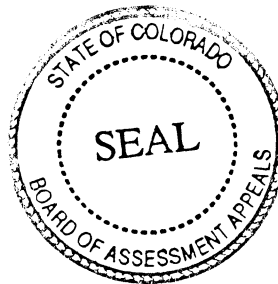
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach

Debra A. Baumbach

Penny S. Bunnell  
Penny S. Bunnell

*Docket Number 39245, 39246, 39247, 39248, 39249, 39250, 39251*



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

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

**P J & L Rusin, et.al.  
Norman Feder  
Thomas M. Laughlin  
Kail Alan Christensen  
William T & Kay E. McFarlane  
Gene G. & Patsy A. Stoever  
Souseski Brothers**

**Docket No. 39249 Schedule No. R016161  
Docket No. 39250 Schedule No. R016244  
Docket No. 39251 Schedule No. R016249  
Docket No. 39245 Schedule No. R016438  
Docket No. 39246 Schedule No. R016443  
Docket No. 39247 Schedule No. R016449  
Docket No. 39248 Schedule No. R016455**

**Petitioners,**

**vs.**

**EAGLE COUNTY BOARD OF EQUALIZATION**

**Respondent.**

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BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

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

The Petitioners and the Board agree and stipulate as follows:

1. The properties subject to this Stipulation are described as:  
See Attachment "A."
2. The subject properties are classified as Residential Condominium.
3. The County Assessor assigned the following adjusted actual value to the subject properties for tax year 2001:  
See Attachment "A."
4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject properties as follows:  
See Attachment "A."

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

See Attachment "A."

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

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

An analysis of the complex was completed. View adjustments from previous assessments that were no longer valid were removed. Also, two and three bedroom unit configuration and influences were reviewed. The results of the analysis is included as Attachment "A."

DATED this 27<sup>th</sup> day of March, 2002.

EAGLE COUNTY ATTORNEY

By: R. Thomas Moorhead  
R. Thomas Moorhead, No.22445  
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(970) 328-8685

Petitioner:

By: Thomas H. Elmendorf  
Thomas H. Elmendorf, Agent  
c/o MHM Business Services, Inc.  
420 Nichols Road  
Kansas City, MO 64112

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**ATTACHMENT "A"**  
**AVON LAKE VILLAS 2001 APPEAL**  
**ALL VALUES ARE TOTAL (LAND AND IMPROVEMENTS COMBINED)**

SCHED #	DOCKET	UNIT #	SIZE	ASSR & RECOM.	
				BOE VAL	ADJ VAL
R016161	39249	A3	1322	248,520	221,750
R016244	39250	Q1	1351	253,860	226,510
R016249	39251	Q4	1351	253,860	226,510
R016438	39245	T3	1284	239,510	213,720
R016443	39246	V2	1302	242,830	216,680
R016449	39247	X2	1284	239,510	213,720
R016455	39248	Z1	1302	242,830	216,680