



3. The parties agreed that the 2001 actual value of the subject property 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 property, 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 3, 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

Debra A. Baumbach  
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

STIPULATION (As To Tax Year 2001 Actual Value)

J. W. Downing et al	Docket No. 39241	Schedule No. R017215
James A. Fitzpatrick	Docket No. 39242	Schedule No. R017218
Commercial Property Group	Docket No. 39243	Schedule No. R017219
James R. and Martha C. Clark	Docket No. 39244	Schedule No. R017226
Michelle & Frederick J. Field Jr.	Docket No. 39271	Schedule No. R028984
Michael W. & V. Dianne Weatherington	Docket No. 39270	Schedule No. R016166
Paul M. Hammond	Docket No. 39272	Schedule No. R016164
Gery E. Schuessler	Docket No. 39269	Schedule No. R016167
John C. & Judith M. Pachi	Docket No. 39268	Schedule No. R016168
Lewis P. Conner III	Docket No. 39274	Schedule No. R016169
John H. Garland	Docket No. 39273	Schedule No. R016171
James D. & Frieda J. Arth	Docket No. 39240	Schedule No. R016172
Peter A. Fernandez	Docket No. 39252	Schedule No. R016173
Kirschner Family Living Trust	Docket No. 39253	Schedule No. R016174
Mary M. Hamilton Trust	Docket No. 39254	Schedule No. R016176
William R. & Elizabeth A. Paladino JT	Docket No. 39255	Schedule No. R016177
Philip H. & Laurie Serlin	Docket No. 39256	Schedule No. R016178
Scott Allan Josephs	Docket No. 39257	Schedule No. R016179
Avon-Beaver Creek Joint Venture	Docket No. 39258	Schedule No. R016182
Kurt & Marilyn Metzler	Docket No. 39259	Schedule No. R016183
Jerry S. Fehr	Docket No. 39260	Schedule No. R016191
Leon Raymond Escude Jr.	Docket No. 39261	Schedule No. R016192
Mark H. Laughlin	Docket No. 39262	Schedule No. R016193
Jeffrey P. & Kristine Haag	Docket No. 39263	Schedule No. R016196
Candace & Dan Clark	Docket No. 39264	Schedule No. R016197
Marion A. Hale Family Trust	Docket No. 39265	Schedule No. R016198
Kate Ann OConnor	Docket No. 39266	Schedule No. R016199
Westlund Investments	Docket No. 39267	Schedule No. R016201
William C. & Janice L. Gibson	Docket No. 39275	Schedule No. R016203
Wendi Dyroff Wertz	Docket No. 39276	Schedule No. R016204
E. J. Zmolek Revocable Trust	Docket No. 39239	Schedule No. R016206
Tim A. Dietz, et al	Docket No. 39277	Schedule No. R016208
John J. & Agnes H. Griffin	Docket No. 39278	Schedule No. R016209
Kevin Nelson	Docket No. 39279	Schedule No. R016211
Franklin E. & Katherine E. Caskey	Docket No. 39280	Schedule No. R016214
Westlund Investments	Docket No. 39281	Schedule No. R016217
Richard A. Gruitch, Jr.	Docket No. 39282	Schedule No. R016218

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**Carol & David Sheppard**  
**Mark & Yan Yun Manton**  
**James William Croker**  
**Shirley A. Simonson**  
**Mary T. & Joyce C. Scimeca**  
**Robert A. & Carole H. Johns**  
**Kathleen Porter**  
**Gregory M. Samson**  
**Ronald M. Rose**  
**Thomas James Schwartz, et al**  
**Holly Daniel**

**Docket No. 39238**  
**Docket No. 39283**  
**Docket No. 39284**  
**Docket No. 39230**  
**Docket No. 39231**  
**Docket No. 39232**  
**Docket No. 39233**  
**Docket No. 39234**  
**Docket No. 39235**  
**Docket No. 39236**  
**Docket No. 39237**

**Schedule No. R016219**  
**Schedule No. R016222**  
**Schedule No. R016224**  
**Schedule No. R016227**  
**Schedule No. R016229**  
**Schedule No. R016231**  
**Schedule No. R016233**  
**Schedule No. R016236**  
**Schedule No. R016237**  
**Schedule No. R016239**  
**Schedule No. R016243**

**Petitioners,**

**vs.**

**EAGLE COUNTY BOARD OF EQUALIZATION**

**Respondent.**

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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. T. Moorhead  
R. Thomas Moorhead, No.22445  
P. O. Box 850  
Eagle, CO 81631  
(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	-
@ 25.66/S.F. (MEDIAN TIME ADJUSTED \$/SF)						
R017215	39241	14		1808	243,240	227,190
R017218	39242	17		1720	233,960	216,140
R017219	39243	18		1688	229,660	212,110
R017226	39244	23		1920	258,150	241,270
@ 163.38/S.F. (MEDIAN TIME ADJUSTED \$/SF)						
R028984	39271	B1		1146	193,880	187,230
R016164	39272	B2		1146	193,880	187,230
R016166	39270	B3		1146	193,880	187,230
R016167	39269	B4		1146	193,880	187,230
R016168	39268	C1		1070	180,800	174,820
R016169	39274	C2		1070	180,800	174,820
R016171	39273	C3		1070	180,800	174,820
R016172	39240	C4		1070	180,800	174,820
R016173	39252	D1		1093	185,030	178,570
R016174	39253	D2		1093	185,030	178,570
R016176	39254	D3		1093	185,030	178,570
R016177	29255	D4		1093	185,030	178,570
R016178	39256	E1		1070	181,700	174,820
R016179	39257	E2		1070	181,700	174,820
R016182	39258	E3		1070	181,700	174,820
R016183	39259	E4		1070	181,700	174,820
R016191	39260	G1		1065	180,390	174,000
R016192	39261	G2		1065	179,550	174,000
R016193	39262	G3		1065	179,550	174,000
R016196	39263	H1		1046	177,240	170,900
R016197	39264	H2		1046	176,400	170,900
R016198	39265	H3		1046	176,400	170,900
R016199	39266	H4		1046	176,400	170,900
R016201	39267	I1		1046	177,240	170,900
R016203	39275	I3		1046	176,400	170,900
R016204	39276	I4		1046	176,400	170,900
R016206	39239	J1		1046	177,240	170,900
R016208	39277	J3		1046	176,400	170,900
R016209	39278	J4		1046	176,400	170,900
R016211	39279	K1		1065	180,390	174,000
R016214	39280	K4		1065	179,550	174,000
R016217	39281	L1		1065	180,210	174,000
R016218	39282	L2		1065	180,210	174,000
R016219	39238	L3		1065	180,210	174,000
R016222	39283	M1		1065	181,050	174,000
R016224	39284	M2		1065	181,050	174,000
R016227	39230	M3		1065	181,050	174,000
R016229	39231	N1		1065	181,050	174,000
R016231	39232	N2		1065	181,050	174,000
R016233	39233	N4		1065	181,050	174,000
R016236	39234	O2		1065	179,550	174,000
R016237	39235	O3		1065	179,550	174,000
R016239	39236	P1		1149	194,300	187,720
R016243	39237	P4		1149	194,300	187,720