

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JOHNFRY LLC</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: Deloitte & Touche LLP Address: 555 17th Street, Suite 3600 Denver, CO 80202 Phone Number: (303) 308-2191 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 39290</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.: R009655

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	\$ 98,960.00
Improvements	<u>\$725,710.00</u>
Total	\$824,670.00

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 12th day of March, 2002.

This decision was put on the record

March 11, 2002

BOARD OF ASSESSMENT APPEALS

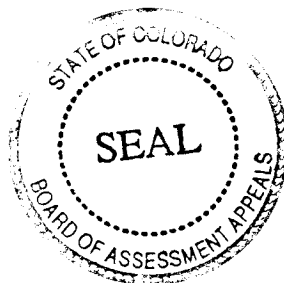
Karen E. Hart
Karen E. Hart

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 39290



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

County Schedule No. R009655
Docket No. 39290

STIPULATION (As To Tax Year 2001 Actual Value)

JOHNFRY LLC,

Petitioner,

vs.

EAGLE COUNTY BOARD OF EQUALIZATION.

RECEIVED
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STATE OF COLORADO

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 # 210108238001
Schedule #R009655

2. The subject property is classified as Residential Condominium.

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

Land Value	\$ 120,440
Improvement Value	\$ 886,040
Total	\$1,006,480

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

Land Value	\$ 120,440
Improvement Value	\$ 886,040
Total	\$1,006,480

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	\$ 98,960
Improvement Value	\$ 725,710
Total	\$ 824,670

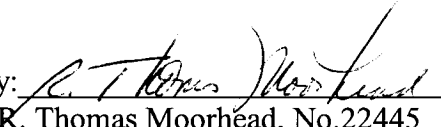
6. The valuation shall be binding with respect to only tax year 2001.

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

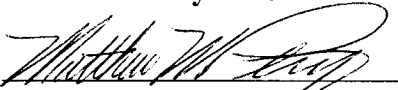
An on site review of this property was conducted 02/15/02. Upon review, a review of sales was conducted, using only 2 bedroom, 2 bath units with similar location, views, age, and configuration. Eight sales were analyzed and ranged in value in a square foot basis from \$714 per sq. ft. to \$940 per sq. ft. The median of which is \$770 per sq. ft. The recommendation above is based on the median of \$770 per sq. ft. Mr. Poling has been advised and agrees with the recommendation.

DATED this 4th day of March, 2002.

EAGLE COUNTY ATTORNEY

By: 
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(970) 328-8685

Petitioner: **Johnfry LLC**

By: 
Matthew W. Poling, Agent
Deloitte & Touche LLP
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