

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>RUTH M. RUSSELL, TRUSTEE,</p> <p>v.</p> <p>Respondent:</p> <p>TELLER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Forrest E. Russell Address: 5315 Dupont Avenue South Minneapolis, MN 55419 Phone Number: (612) 761-1535 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 39369</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.: M0027974
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	\$ 0.00
Improvements	<u>\$32,865.00</u>
Total	\$32,865.00

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 Teller County Assessor is directed to change his records accordingly.

DATED/MAILED this 9th day of August, 2002.

This decision was put on the record

August 8, 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: 39369



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

RECEIVED

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Docket Number: 39369

Teller County Assessor

Single County Schedule Number: M0027974/3725.144030490

STIPULATION (As to Tax Year 2001 Actual Value)

Ruth M. Russell, Trustee,

Petitioner,

vs.

Teller COUNTY BOARD OF EQUALIZATION,

Respondent.

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2001 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:

3793.030008570; LOC: RESERVE TR A B3 INDIAN CREEK 1 BENDIS
1973 24 X 30 0442

2. The subject property is classified as RESIDENTIAL (what type of property).

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

Land	\$	_____	.00
Improvements	\$	<u>67,452</u>	.00
Total	\$	<u>67,452</u>	.00

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

Land	\$	_____	.00
Improvements	\$	<u>59,638</u>	.00
Total	\$	<u>59,638</u>	.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2001 actual value for the subject property:

Land	\$	_____	.00
Improvements	\$	32,865	.00
Total	\$	32,865	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2001.

7. Brief narrative as to why the reduction was made:
Direct market comparables show reduction warranted due to this property being an anomaly in the marketplace.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 6, 2002 (date) at 10:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 26th day of July, 2002.

Ruth M. Russell by
Petitioner(s) or Agent or Attorney
Marilyn Russell PCA

Address:
610 W 14th St
La Junta, CO 81050

Telephone: 719-384-2114

[Signature]
County Attorney for Respondent,
Board of Equalization

Address:
PO Box 959
Cripple Creek, CO 80813

Telephone: (719) 689-2988

[Signature]
County Assessor

Address:
PO Box 1008
Cripple Creek, CO 80813

Telephone: _____

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