

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>QUAM III LP,</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: Steven L. Venit, Esq. Address: 3240 W. Irving Park Rd. Chicago, IL 60618 Phone Number: (773) 477-9998 Attorney Reg. No.:</p>	<p>Docket Number: 40231</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.: R048920

Category: Valuation

Property Type: Residential

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$ 425,000.00
Improvements	<u>2,990,000.00</u>
Total	\$3,415,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

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

DATED/MAILED this 8th day of March, 2003.

This decision was put on the record

March 7, 2003

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. Lowenthal
Penny S. Lowenthal



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

County Schedule No. R048920
Docket No. 40231

STIPULATION (As To Tax Year 2002 Actual Value)

QUAM III LP

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 2002 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 #2105-142-01-71
40 Goshawk
Bachelor Gulch Village Filing 3
Lot T-16
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 2002:

Land Value	\$ 425,000.00
Improvement Value	\$3,049,340.00
Total	\$3,474,340.00

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

Land Value	\$ 425,000.00
Improvement Value	\$3,049,340.00
Total	\$3,474,340.00

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5. After further review and negotiation, Petitioner and Board agree to the tax year 2002 actual value for the subject property as follows:


Land Value	\$ 425,000.00
Improvement Value	\$ 2,990,000.00
Total	\$ 3,415,000.00

6. The valuation shall be binding with respect to only tax year 2002.
7. Brief narrative as to why the reduction was made:

Compared time adjusted sales price of subject property with time adjusted sales of comparable properties. Result of this analysis is reflected in the recommended value above.

DATED this 28th day of February, 2003.

EAGLE COUNTY ATTORNEY'S OFFICE

By: 
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(970) 328-8685

Petitioner:
QUAM III LP

By: 
