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| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>MEL N. KESERICH,</p> <p>v.</p> <p>Respondent:</p> <p>CHAFFEE COUNTY BOARD OF EQUALIZATION.</p> | |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Mel N. Keserich Address: 7990 W. Highway 50 Salida, CO 81201 Phone Number: (719) 539-3548 Attorney Reg. No.:</p> | <p>Docket Number: 40499</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.: R380706300001

Category: Valuation

Property Type: Commercial

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

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

| | |
|--------------|---------------------|
| Land | \$195,710.00 |
| Improvements | <u>\$210,290.00</u> |
| Total | \$406,000.00 |

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.

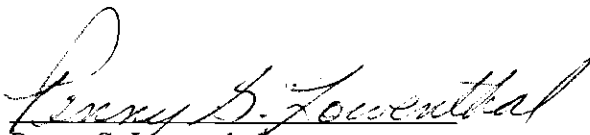
The Chaffee County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 14th day of January, 2003.


This decision was put on the record


January 10, 2003

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


Penny S. Lowenthal

BOARD OF ASSESSMENT APPEALS


Karen E. Hart


Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

RECEIVED

JAN 06 2003

Docket Number: 40499

Single County Schedule Number: 3807063-00-001

CHAFFEE COUNTY ASSESSOR

STIPULATION (As to Tax Year 2002 Actual Value)

Petitioner,

vs.

Chaffee COUNTY BOARD OF EQUALIZATION,

Respondent,

Milar M & Lala Keserich

03 JAN -9 PM 2:26

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2002 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:

Tract in: SW/4SW4 6-49-9

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2002:

| | | |
|--------------|----|-------------------|
| Land | \$ | <u>195,710.00</u> |
| Improvements | \$ | <u>240,960.00</u> |
| Total | \$ | <u>436,670.00</u> |

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

| | | |
|--------------|----|-------------------|
| Land | \$ | <u>195,710.00</u> |
| Improvements | \$ | <u>240,960.00</u> |
| Total | \$ | <u>436,670.00</u> |

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2002 actual value for the subject property:

| | | | |
|--------------|----|----------------|-----|
| Land | \$ | <u>195,710</u> | .00 |
| Improvements | \$ | <u>210,290</u> | .00 |
| Total | \$ | <u>406,000</u> | .00 |

6. The valuation, as established above, shall be binding only with respect to tax year 2002.

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

It has been agreed to use the Income Approach supplied to us by the petitioner for the tax year 2002

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on _____ (date) at _____ (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 10 day of January, 2003

Mick Kunk
Petitioner(s) or Agent or Attorney

[Signature]
County Attorney for Respondent,
Board of Equalization

Address: 8010 S. Hyatt #50
Salida, CO 81201

Address: _____

Telephone: 719-539-7790

Telephone: _____

Juan C. Boyd
County Assessor

Address: 104 Crestone Ave.
Salida, CO 81201

Telephone: 719-539-4016

Docket Number 40499

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|--|-----------------------------|
| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | |
| Petitioner: MEL N. KESERICH, v. Respondent: CHAFFEE COUNTY BOARD OF EQUALIZATION. | |
| Attorney or Party Without Attorney for the Petitioner: Name: Mel N. Keserich Address: 7990 W. Highway 50 Salida, CO 81201 Phone Number: (719) 539-3548 | Docket Number: 40499 |
| AMENDMENT TO ORDER (On Stipulation) | |

THE BOARD OF ASSESSMENT APPEALS hereby amends its 2003 Order in the above-captioned appeal to reflect that the Petitioner was protesting the 2002 actual value of the subject property, and that the 2002 actual value of the subject property should be reduced to \$406,000.00.

In all other respects, the January 14, 2003 Order shall remain in full force and effect.

DATED/MAILED this 18th day of January, 2003.

This amendment was put on the record

January 17, 2003

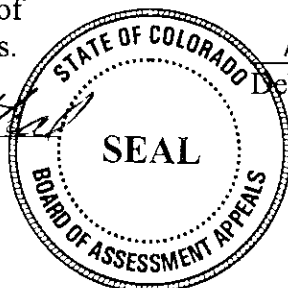
BOARD OF ASSESSMENT APPEALS

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.

Penny S. Lowenthal
Penny S. Lowenthal



Debra A. Baumbach
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