

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>TABOR GRAND LIMITED PARTNERSHIP,</p> <p>v.</p> <p>Respondent:</p> <p>LAKE COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Dan Bartholomew Address: 2121 S Oneida St. Suite 600 Denver, CO 80224 Phone Number: (303) 757-1799</p>	<p>Docket Number: 41812</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.: 20153001-C

Category: Valuation

Property Type: Mixed Use

2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land	\$ 113,002.00
Improvements	\$ <u>905,961.00</u>
Total	\$1,018,963.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

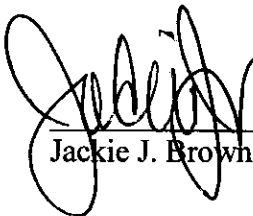
The Lake County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 25th day of May, 2004.

This decision was put on the record

May 24, 2004

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


Jackie J. Brown



BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 41812
Single County Schedule Number: 20153001-C

STIPULATION (As to Tax Year 2003 Actual Value)

Petitioner, Tabor Grand Limited Partnership

vs.

Lake COUNTY BOARD OF EQUALIZATION,

Respondent.

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003 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:

711 Harrison Ave.
Leadville, CO 80461

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 2003:

Land	\$ <u>129,215</u> .00
Improvements	\$ <u>1,091,623</u> .00
Total	\$ <u>1,220,838</u> 0 .00

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

Land	\$ <u>129,215</u> .00
Improvements	\$ <u>1,091,623</u> .00
Total	\$ <u>1,220,838</u> 0 .00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$ <u>113,002</u> .00
Improvements	\$ <u>905,961</u> .00
Total	\$ <u>1,018,963</u> .00

6. The valuation, as established above, shall be binding only with respect to tax year 2003.

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

SUBMISSION OF INCOME INFORMATION AND APPLICATION OF INCOME APPROACH SUPPORTED LOWER VALUATION ON COMMERCIAL SPACES. APPLICATION OF ECONOMICALLY DERIVED FAIR MARKET RENTS WILL ALSO ADJUST RESIDENTIAL PORTION OF BUILDING.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 4-26-04 (date) at 3:00 P.M. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 8th day of April, 2004.

[Signature]
Petitioner(s) or Agent or Attorney
*16772

[Signature]
County Attorney for Respondent,
Board of Equalization

Address:
Z121 S. ONEIDA ST, STE 600
DENVER, CO 80224
Telephone: (303) 757-1799

Address:

Telephone: _____

Howard Tritz, Jr.
County Assessor

Address:
Box 28
Leadville, CO 80461
Telephone: 719-486-4110

Docket Number 41812