

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>FRANK D & ELLEN B MCKIBBEN,</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: Frank D and Ellen B McKibben Address: 228 Bridge ST Vail, CO 81657 Phone Number: (970) 476-8250</p>	<p>Docket Number: 41938</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.: R033696

Category: Valuation

Property Type: Residential

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	\$187,000.00
Improvements	<u>\$213,000.00</u>
Total	\$400,000.00

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

DATED/MAILED this 5th day of February, 2004.

This decision was put on the record

February 4, 2004

BOARD OF ASSESSMENT APPEALS

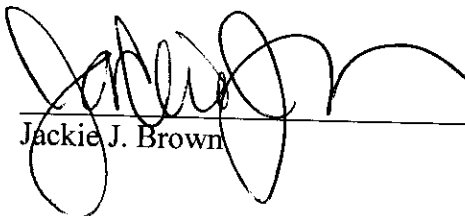
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

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


Jackie J. Brown



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BOARD OF ASSESSMENT APPEALS

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, CO 80203	COURT USE ONLY
Petitioner: FRANK D. & ELLEN B. MCKIBBEN, v. Respondent: EAGLE COUNTY BOARD OF EQUALIZATION	
Diane H. Mauriello, No. 21355 Bryan R. Treu, No. 29577 Debbie Faber, No. 33824 Walter Mathews, No. 31109 Eagle County Attorney P.O. Box 850 Eagle, Colorado 81631 970.328.8685 Fax: 970.328.8699	Docket No. 41938 Schedule No(s): R033696
STIPULATION	

The Petitioner and the Eagle County Board of Equalization ("the Board") hereby enter into this Stipulation regarding the tax year 2003 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 No. 209918219009
Schedule No. R033696

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 2003:

Land Value	\$ 187000
Improvement Value	\$ 225460
Total	\$ 412460

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

Land Value	\$187000
Improvement Value	\$225460
Total	\$412460

5. After further review and negotiation, Petitioner and Board agree to the tax year 2003 actual value for the subject property as follows:

Land Value	\$187000
Improvement Value	\$213000
Total	\$400000


6. The valuation shall be binding with respect to only tax year 2003.

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

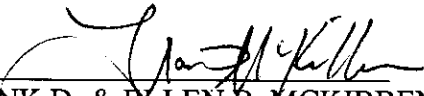
Reduction is granted due to a review of appropriate comparables used to determine value for the neighborhood. The subject is an older home in need of some deferred maintenance. The appraiser recommended that the value be reduced to \$400,000 at CBOE and it was denied. The recommended value brings the subject more in line with sales of older, dated homes in the neighborhood.

DATED this 29 day of January, 2004.

EAGLE COUNTY ATTORNEY

By: 
Diane H. Mauriello, County Attorney

Petitioner:

By: 
FRANK D. & ELLEN B. MCKIBBEN
228 BRIDGE STREET
VAIL, CO 81657

